

228 11TH AVENUE E

Project #: #3037728-EG

Meeting Type: Early Design Guidance (EDG)

Meeting Date: July 14, 2021

Applicant Team: C & A Development LLC,
Developer

b9 architects
Architect

Root of Design
Landscape Architect

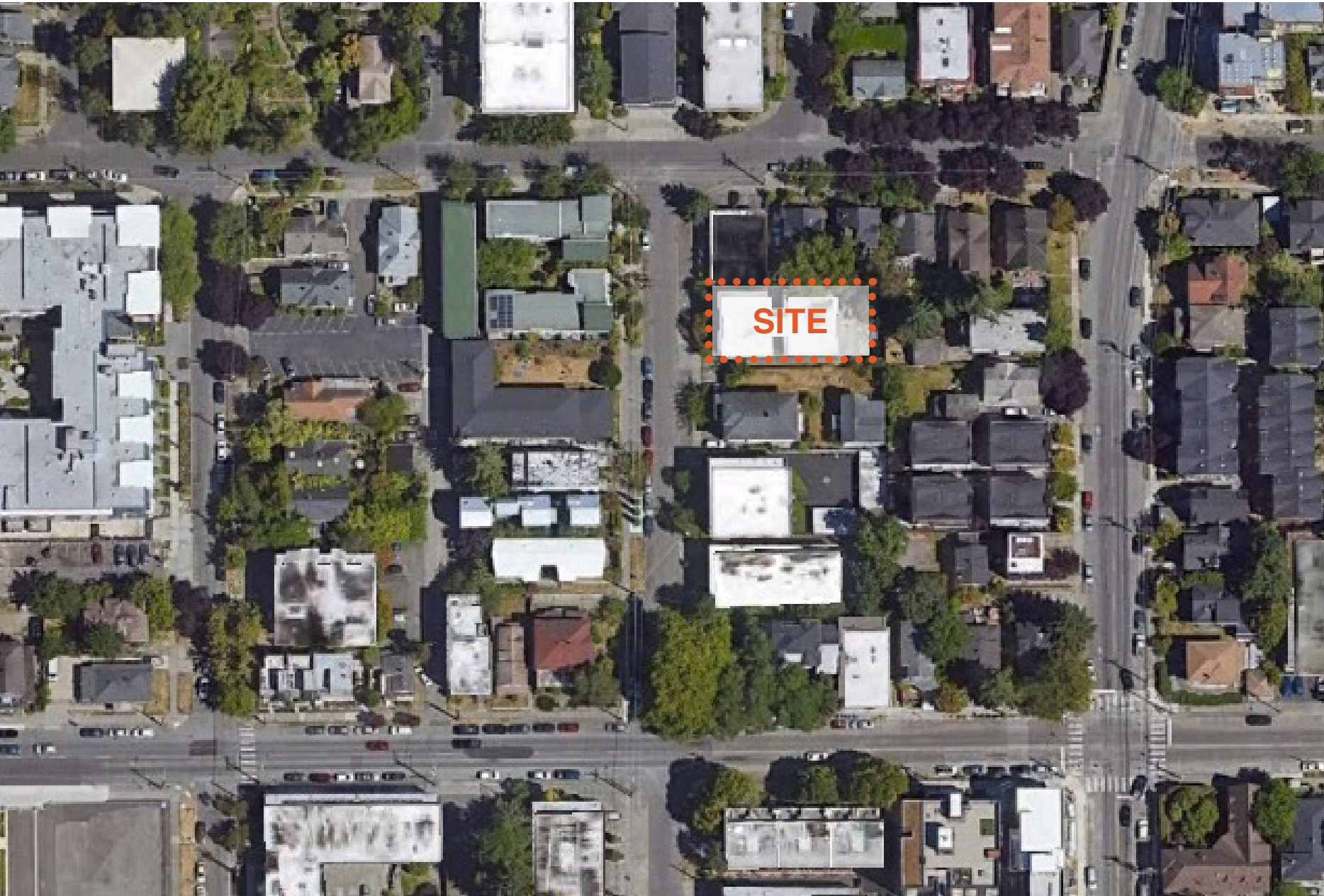


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OBJECTIVES



10th Ave E

11th Ave E

12th Ave E

E Thomas St

E John St

Construct a residential apartment structure with 8 stories above street level. The structure will have approximately (70) residential units. The existing structure will be demolished.

Total Gross Building Area	Approx. 38,985 SF
Number of Residential Units	Approx. 70
Number of Parking Spaces	0
Number of long term Bike Parking Spaces	Approx. 65
Number of short term Bicycle Parking Spaces	Approx. 4

Sustainability
The project aspires to create a highly sustainable building. Focus will be placed on providing an energy efficient building design that prioritizes the building envelope, to reduce the building’s ecological footprint.

EARLY PUBLIC OUTREACH SUMMARY

b9 Architects has completed the Early Community Outreach required for 228 11th Avenue E per Director’s Rule 4-2018/1-2018, and Ordinance CB 119769 temporarily modifying and suspending procedures in Seattle Municipal Code due to Governor Jay Inslee’s “Stay Home, Stay Healthy” Initiative.

As the applicant for a proposal at 228 11th Avenue E, b9 architects conducted Early Community Outreach. Outreach included posters displayed on Capitol Hill area utility poles. It also included an interactive project website, and a digital survey available online.

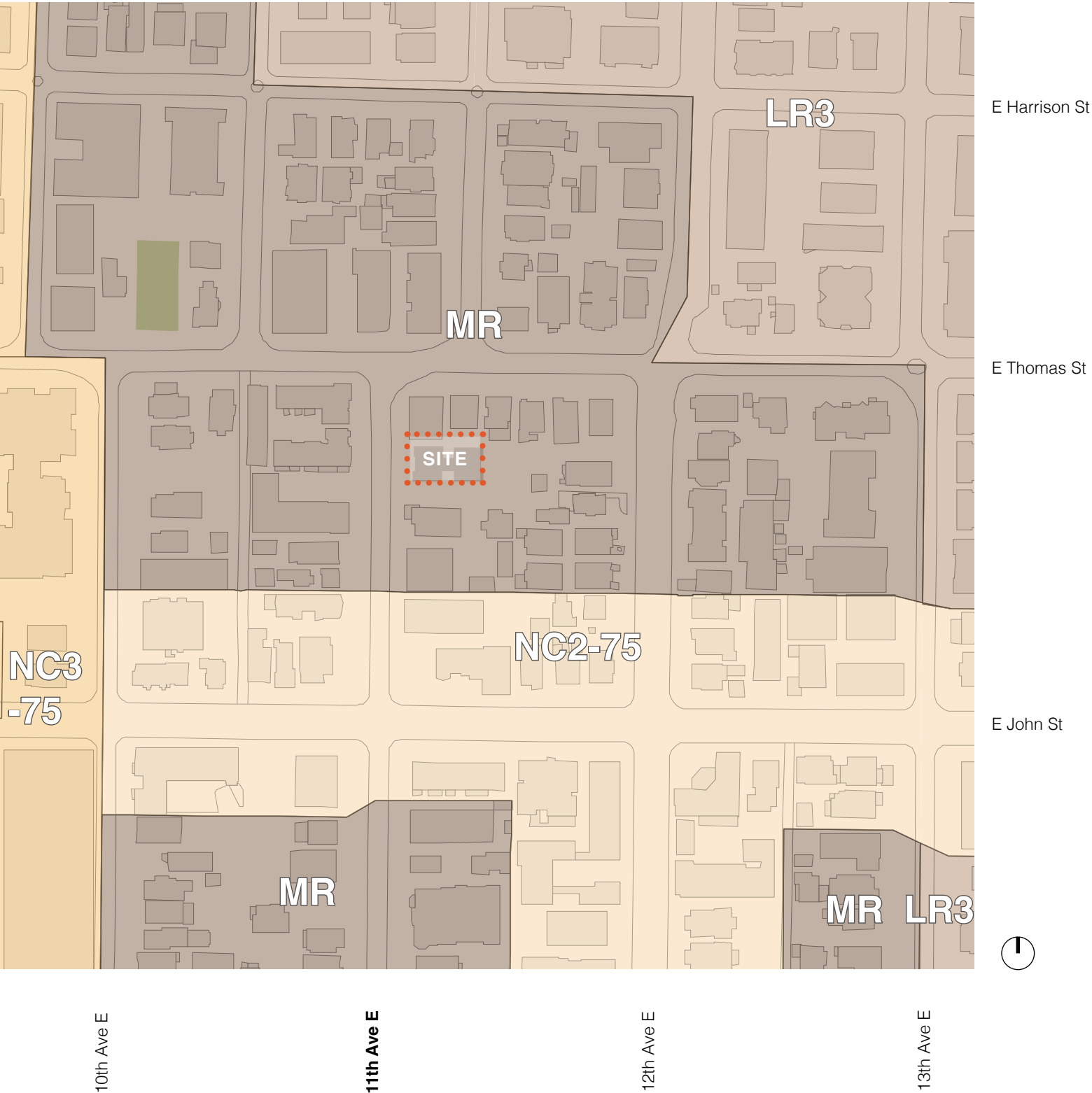
Per SDCI Director Rule 4--2018/DON Director’s Rule 1-2018

VI.E. Documentation : Early Design Guidance

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While a collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project’s design. Comments and discussion presented at the design review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

	OUTREACH METHOD	DATE IMPLEMENTED	# OF COMMENTS RECEIVED	DESIGN-RELATED COMMENTS
1	Printed Outreach Posters hung in minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk	February 23, 2021	None Received	N/A
2	Digital Outreach Interactive project webpage	February 23, 2021	None Received	N/A
3	Digital Outreach Internet Survey	February 23, 2021	None Received	N/A

ZONING MAP



ADDRESS

228 11th Avenue E

LOT SIZE

Total: 7,680

ZONE

MR

URBAN VILLAGE OVERLAY

First Hill / Capitol Hill Urban Center

LEGAL DESCRIPTION

(Per Quit Claim Deed Recording #2009116000650)

Lot 5, Block 53, John H. Nagle's second addition to the City of Seattle, according to the plat thereof recorded in Volume 5 of plats, page 67, in King County, Washington.

ZONING SUMMARY

The proposed development is located on a single infill lot zoned MR. The site has no alley access and is within the First Hill / Capitol Hill Urban Center.

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 4.5, for zones with an MHA suffix

23.45.512 DENSITY LIMITS:

- No density limits

23.45.514 STRUCTURE HEIGHT:

- 80'-0" base height limit, for zones with an MHA suffix
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum, 7 feet average
- Rear- 10 feet minimum with alley, 15 feet minimum if no alley
- Side less than 40 feet- 5 feet minimum
- Structure 42 feet in height or less- 7 feet average; 5 feet minimum
- Structure 42 feet in height or more- 10 feet average; 7 feet minimum

23.45.522 AMENITY AREA:

- The required amenity area in MR zones is equal to 5 percent of the total gross floor area of a structure in residential use.
- All units shall have access to a common or private amenity area.
- No more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.
- Refer to SMC 23.45.510 above

23.45.524 LANDSCAPING STANDARDS:

- A Green Factor Score of 0.5 or greater is required on MR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- None for lots in MR Zones that are less than 9,000 square feet

23.45.534 LIGHT AND GLARE STANDARDS:

- Exterior lighting shall be shielded and directed away from adjacent properties

23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 51-100 units = minimum area for shared storage space of 375 square feet plus 4 square feet for each additional unit above 50

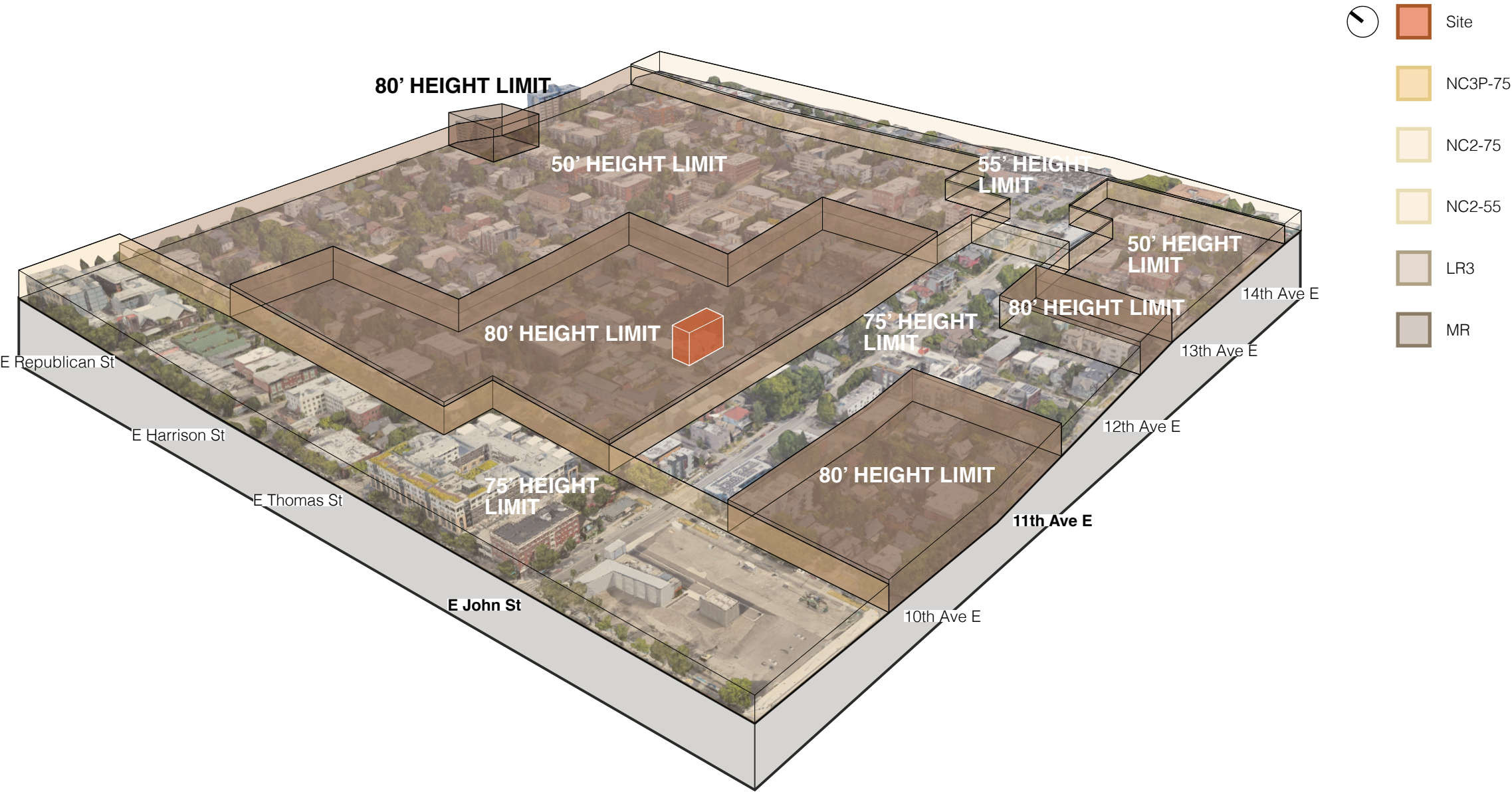
23.54.015 VEHICLE PARKING:

- No minimum requirement for all residential uses in commercial, RSL, and multifamily zones within urban villages that are not within the urban center of the Station Overlay District, if the residential use is located within a frequent transit service area.

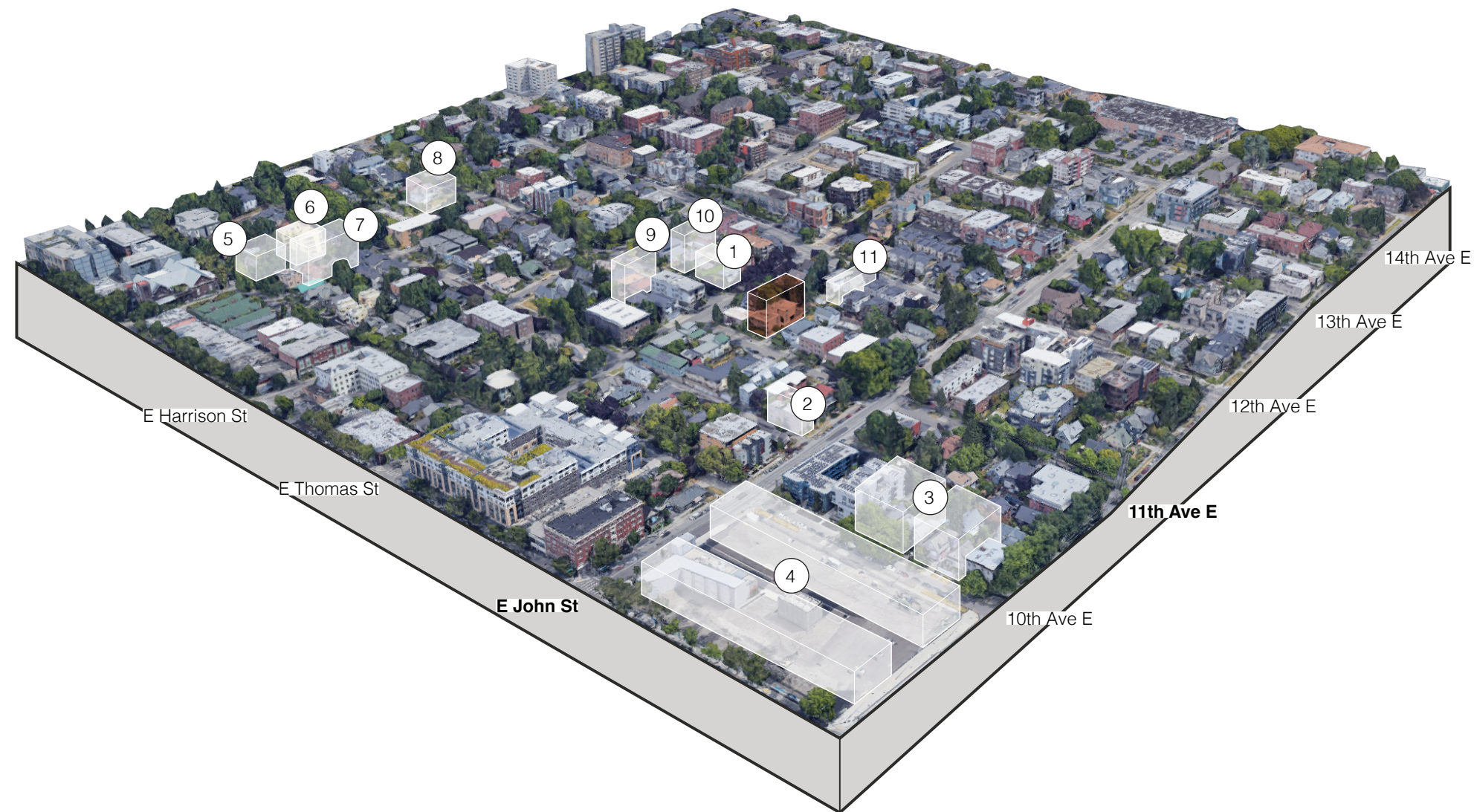
23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

3D ZONING VICINITY MAP



3D VICINITY MAP



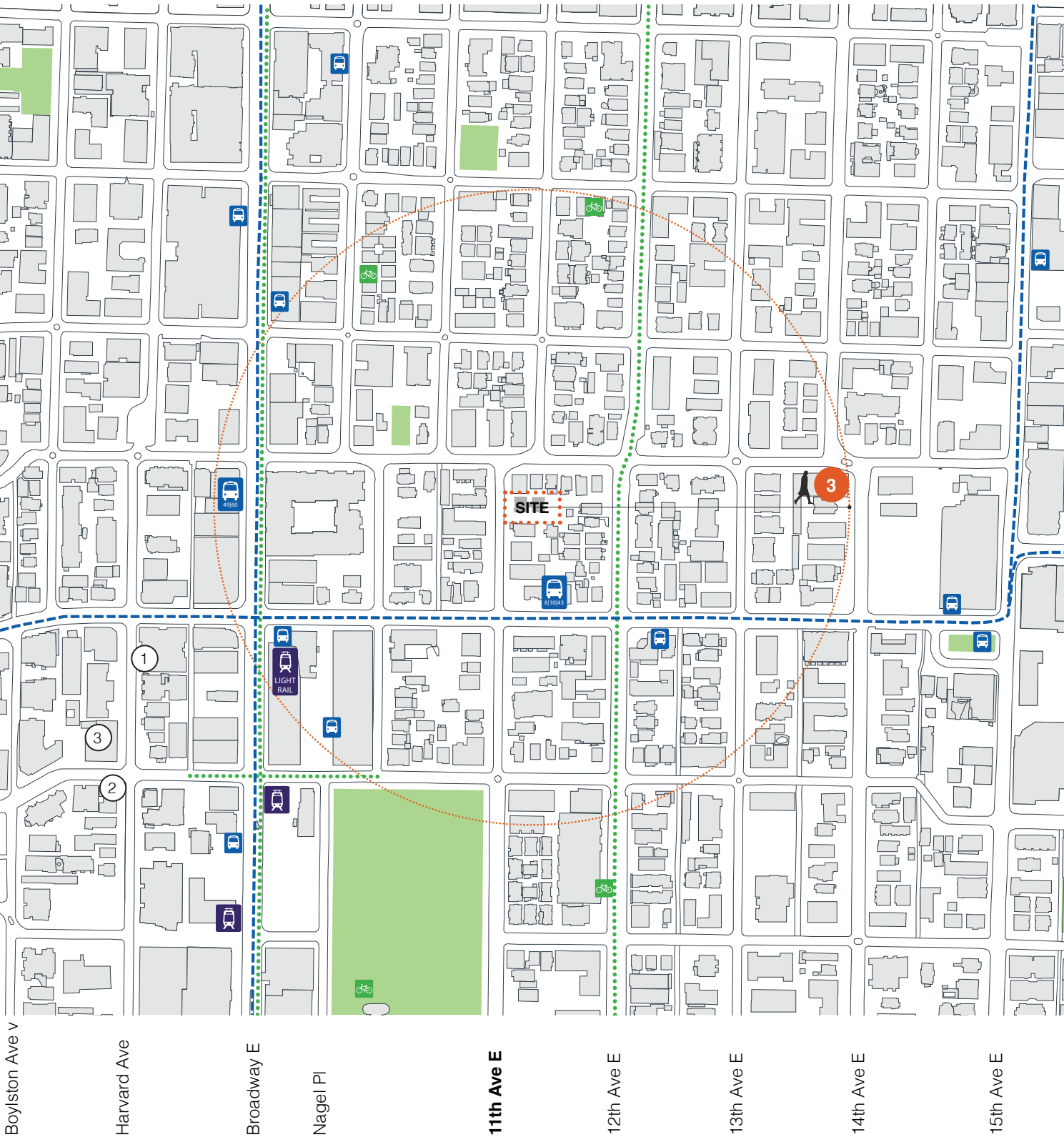
SITE



NEW DEVELOPMENT

- ① Early Design Guidance under Project #3037551-EG to construct a new residential building containing up to 30 units.
- ② Master Use Permit under #3035214-LU to construct a new seven story over basement small efficiency dwelling unit building.
- ③ Early Design Guidance Project #3037270-EG to review 2 eight story apartment buildings.
- ④ Master Use Permit under Project #3021177-LU to construct a seven story apartment building with 110 apartment units.
- ⑤ Master Use Permit under Project #3027231-LU to construct a four story apartment building with 36 small efficiency dwelling units.
- ⑥ Master Use Permit under Project #3018148-LU to construction a new four story 36 unit apartment building.
- ⑦ Master Use Permit under Project #3035612-LU to construct a eight story 114 unit apartment building.
- ⑧ Master Use Permit under Project #3036358-LU to construct a 40 unit apartment building.
- ⑨ Early Design Guidance under #3037830-EG to construct one, 30,000SF mid rise market rate apartment building.
- ⑩ Early Design Guidance Project #3028392-EG to review an eight story, 41-unit apartment building.
- ⑪ Construction Use Permit Project #6588384-CN to construct a four story 22 unit apartment building.

TRANSIT & ACCESS



E Mercer St
E Republican St
E Harrison St
E Thomas St
E Thomas St
E John St
E Denny Way
E Howell St

This site is well served by several bus lines, including the #8, 10, and 43, facilitating travel to many Seattle neighborhoods, including Downtown, Capitol Hill, University District, Mt Baker, Central District, and Montlake. The Capitol Hill Station is located two blocks west of the site and provides access to the LINK Light Rail with the First Hill Streetcar a block further south on Broadway. Both are within easy walking distance of the site.

Bicycle routes connect the site to South Lake Union, Downtown, and the University District. The Burke Gilman Trail is also approximately two miles north of the site.

3

MINUTES

- Broadway Locksmith
- Thomas Street Gardens
- Urban Animal
- Broadway Locksmith
- Cal Anderson Park
- Capitol Hill Link Station
- Taco Chukis
- Espresso Vivave Sidewalk Bar
- Chase Bank
- Julia's On Broadway
- Bischofberger Violins
- Capitol Hill Sunday Market
- Quen Sheba Ethiopian
- Pepe's Garden
- USPS

- Bike Route
- Bus Stop & Route



1 Capitol Hill Light Rail Station
PHOTO: CPH/SEATTLE

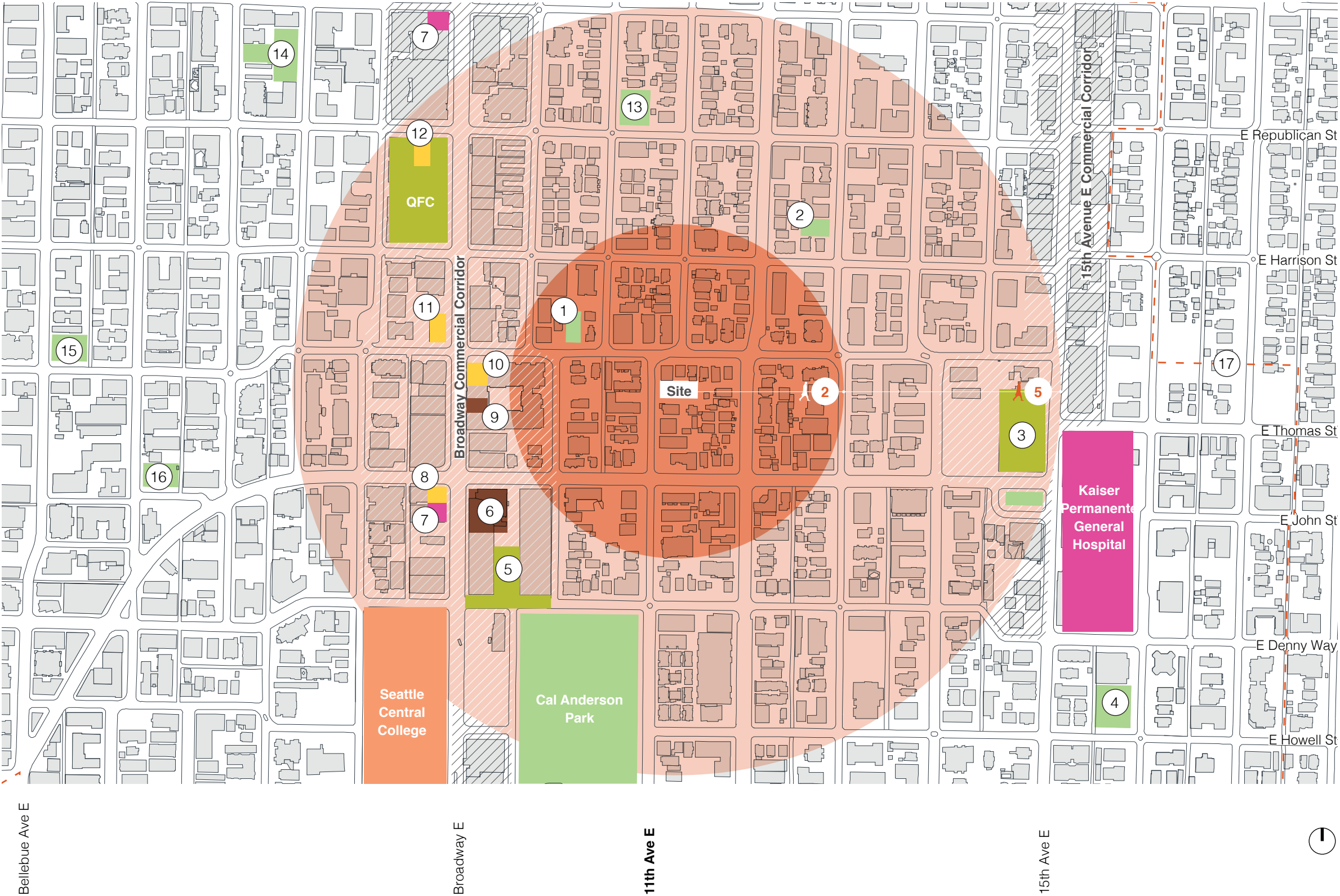


2 Bike Lane
PHOTO: ALTAPLANNING.COM



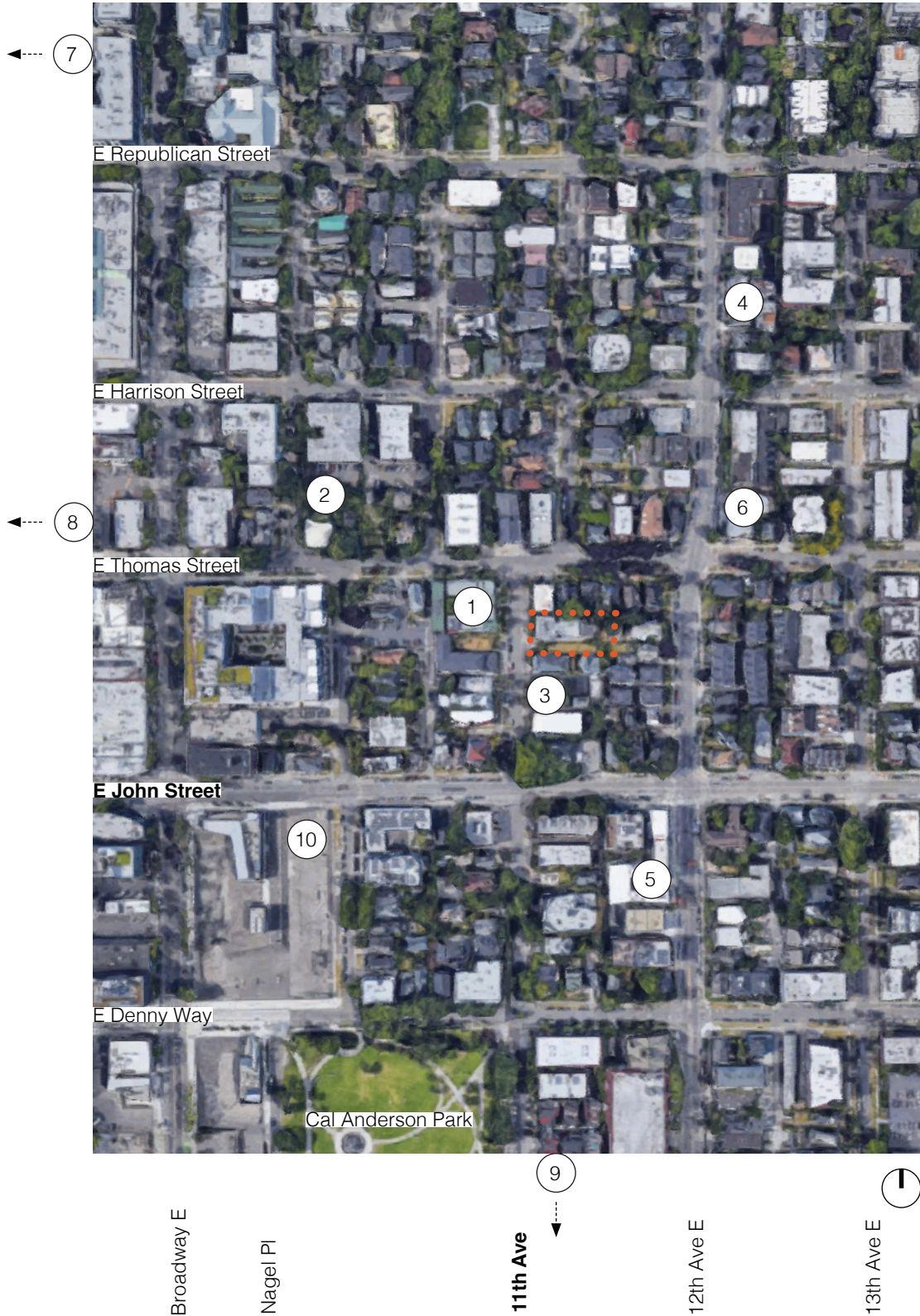
3 Streetcar
PHOTO: CAPITOLHILLSEATTLE.COM

URBAN AMENITIES



- 1 Thomas Street Gardens
- 2 Pepe's Garden
- 3 Safeway
- 4 Seven Hills Park
- 5 Capitol Hill Farmers Market
- 6 Capitol Hill Link Light Rail Station
- 7 Zoom Care
- 8 US Bank
- 9 USPS
- 10 Bank of America
- 11 Chase Bank
- 12 BECU
- 13 Broadway Hill Park
- 14 Tashkent Park
- 15 Thomas Street Mini Park
- 16 Summit Slope Park
- 17 Capitol Hill Urban Center Village Boundary

ARCHITECTURAL CONTEXT



- The architectural context in the neighborhood contains a mix of turn of the century and contemporary buildings. The immediate neighborhood includes a variety of single-family structures, townhouse developments, condominiums, apartments, multi-family mixed-use structures, Capitol Hill Station and commercial spaces. The neighborhood has experienced a number of low and mid-rise developments in recent years.
- There is a concentration of commercial and office spaces located to the West of the site along Broadway and Broadway E. Structures typically include small retail uses, cafes, bars, as well as restaurants. One such structure is Broadway Market building at 401

Broadway E housing QFC, Pacific Northwest Fitness, and BECU.

- This block of 11th Avenue E consists mainly of apartments, condominiums, and duplexes. These typologies define the street and neighborhood.
- There is significant contemporary mixed-use development in the neighborhood, both recently finished and in process (11). These buildings are often a composition of rectilinear volumes, sided with brick, or colorful panels. All of the above creates a context that is deeply layered, and continues to evolve.



1 229 - 257 11th Avenue East
Townhomes
Built: 2005

Relevance: Adjacent 15 unit townhomes with simple volumetric massing, colorful expressions, and angled forms.



2 The Harrison South Apartments
304 10th Avenue East
Built: 2020, 8 units

Relevance: 4 Story apartment building with minor modulation and modern material palette.



3 Karma House Apartments
212 11th Avenue East
Built: 1929, 12 units

Relevance: Adjacent 3 story apartment with flat articulated facade and simple material scheme.



4 410 - 416 12th Avenue East
Townhouses
Built: 2015

Relevance: 3 story townhomes with a crisp material palette, articulated entries, and vertical modulation.



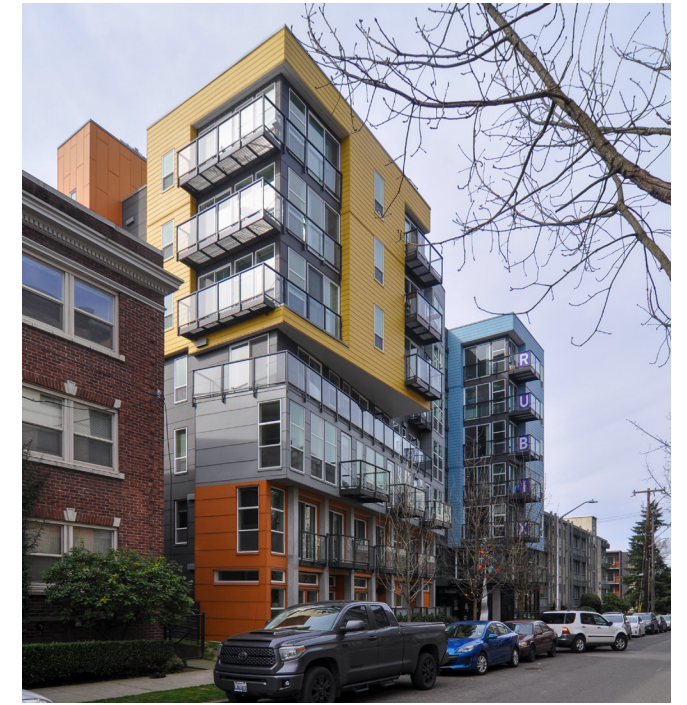
5 Edison Condominiums
121 12th Avenue East
Built: 2019, 51 units

Relevance: Contemporary 4 story apartment building, horizontally striated with fenestration and projection patterns. Subdued palette with pops of bold color.



6 Thomas Street Apartments
1202 East Thomas St
Built: 2017, 41 units

Relevance: 4 Story apartment building with lofted units, simple massing, and vertical fenestration patterns.



7 Rubix Apartments
515 Harvard Avenue East
Built: 2015, 70 units

Relevance: 7 Story apartment building, highly modulated with angled massing.



8 Vertex Apartments
802 East Thomas St
Built: 2018, 70 units

Relevance: 7 story apartment building, angular modulation and simple materials



9 1111 East Olive
1111 East Olive St
Built: 2018, 80 units

Relevance: 6 Story apartment building, simple massing modern material palette and window patterns



10 Station House Apartments
923 E John St
Built: 2020, 110 units

Relevance: 7 Story apartment building, simple massing and material palette with pops of color. Texture through window patterns and material dimensions.

ADJACENT USES



1 Urban Animals Veterinary Hospital at the Lyric Mixed Use Apartments



2 Commercial storefronts along Broadway East



3 The Dublin Apartments



5 Capitol Hill Link Light Rail Station



7 Harrison Modern Building

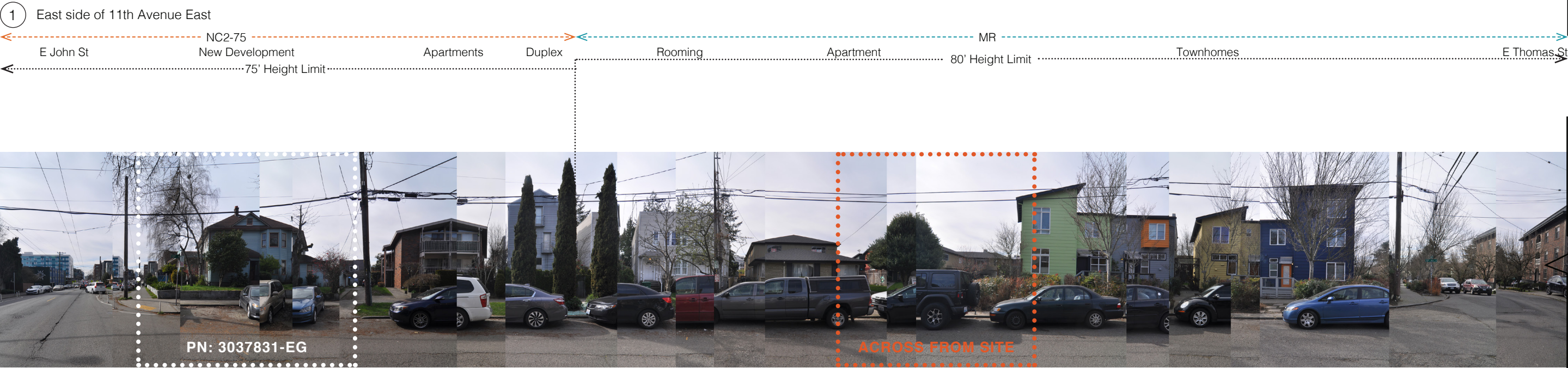


4 Cal Anderson Park

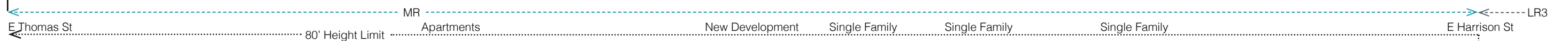


6 Chase Bank on Broadway East

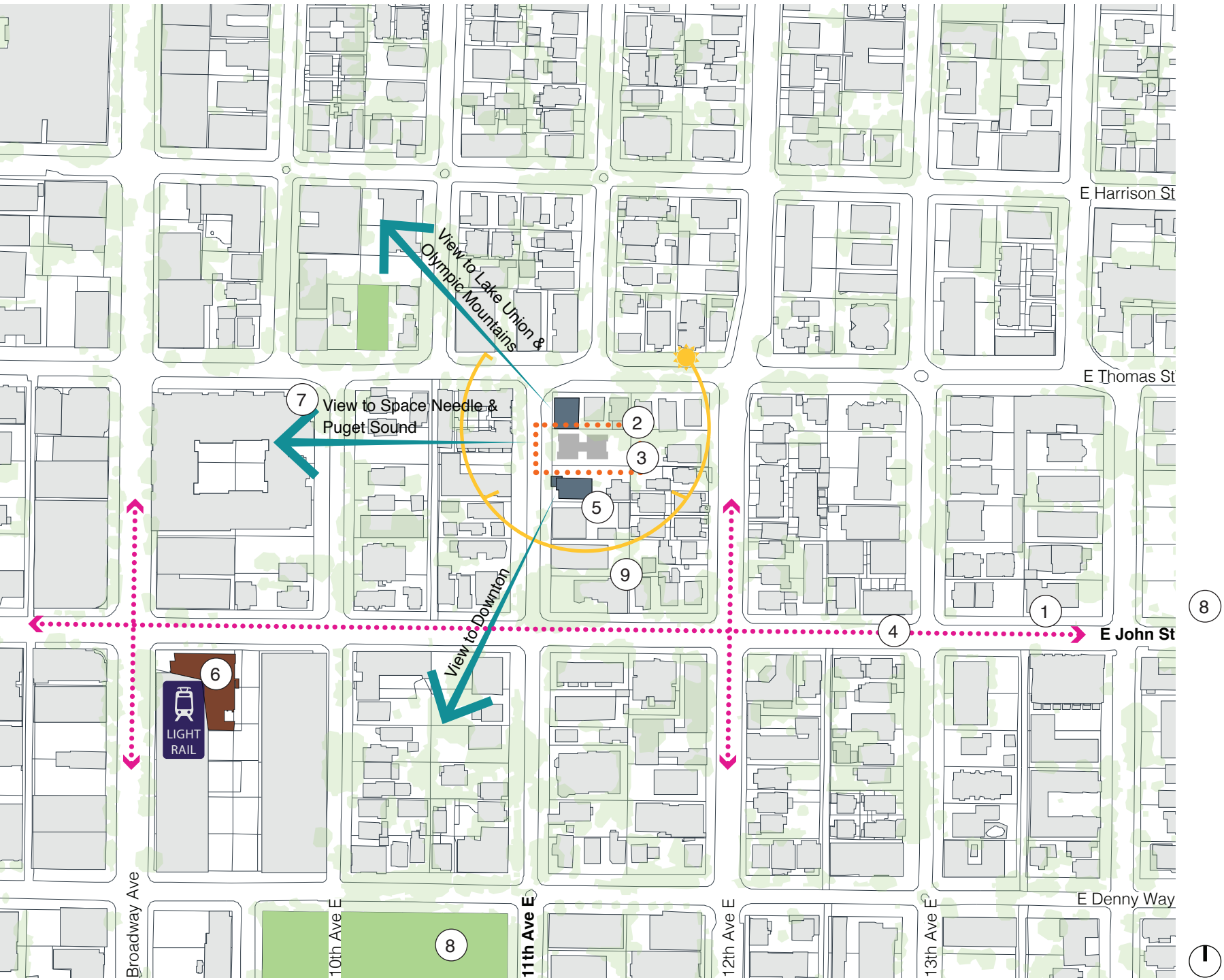
STREET PANORAMAS



2 West side of 11th Avenue East



SITE CONDITIONS & CONSTRAINTS

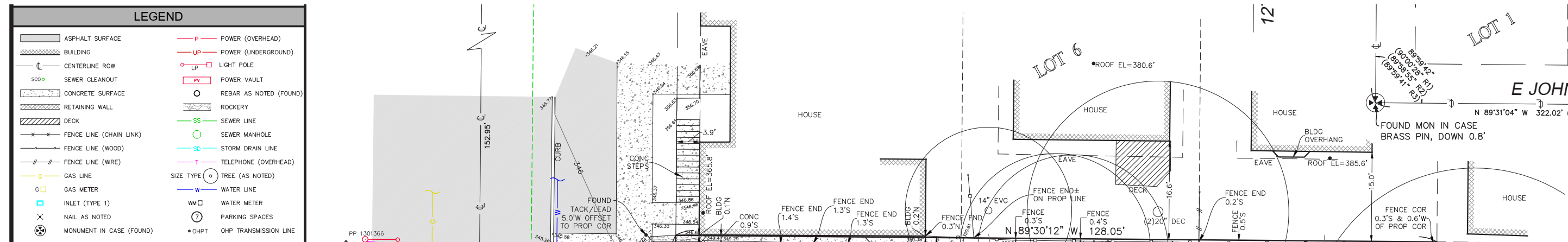


Immediate neighborhood

CONSTRAINTS

1. E John Street and E Olive Way are principal arterials that connect West to South Lake Union and East to Madison Valley.
2. The site is located mid-block between E John Street and E Thomas Street, separated from E John Street by 4 parcels and one parcel south of E Thomas Street. 11th Avenue E is relatively flat between these streets.
3. There is no alley connecting to the parcel.
4. E John Street, slopes down from East to West, connecting 11th Avenue E and Broadway E.
5. The site is bordered by a two Building two-story apartment building to the south, and a six-unit apartment building to the north.
6. The site is located two blocks east of the Capitol Hill Station, providing immediate access to the city's Light Rail network.
7. The position of the site provides territorial and Puget Sound/ mountain views to the northwest, west and southwest.
8. The site is located two blocks north of Cal Anderson Park, six blocks south of Volunteer Park and eight blocks west of Miller Playfield.
9. The surrounding parcels feature primarily single-lot infill development.

SITE SURVEY

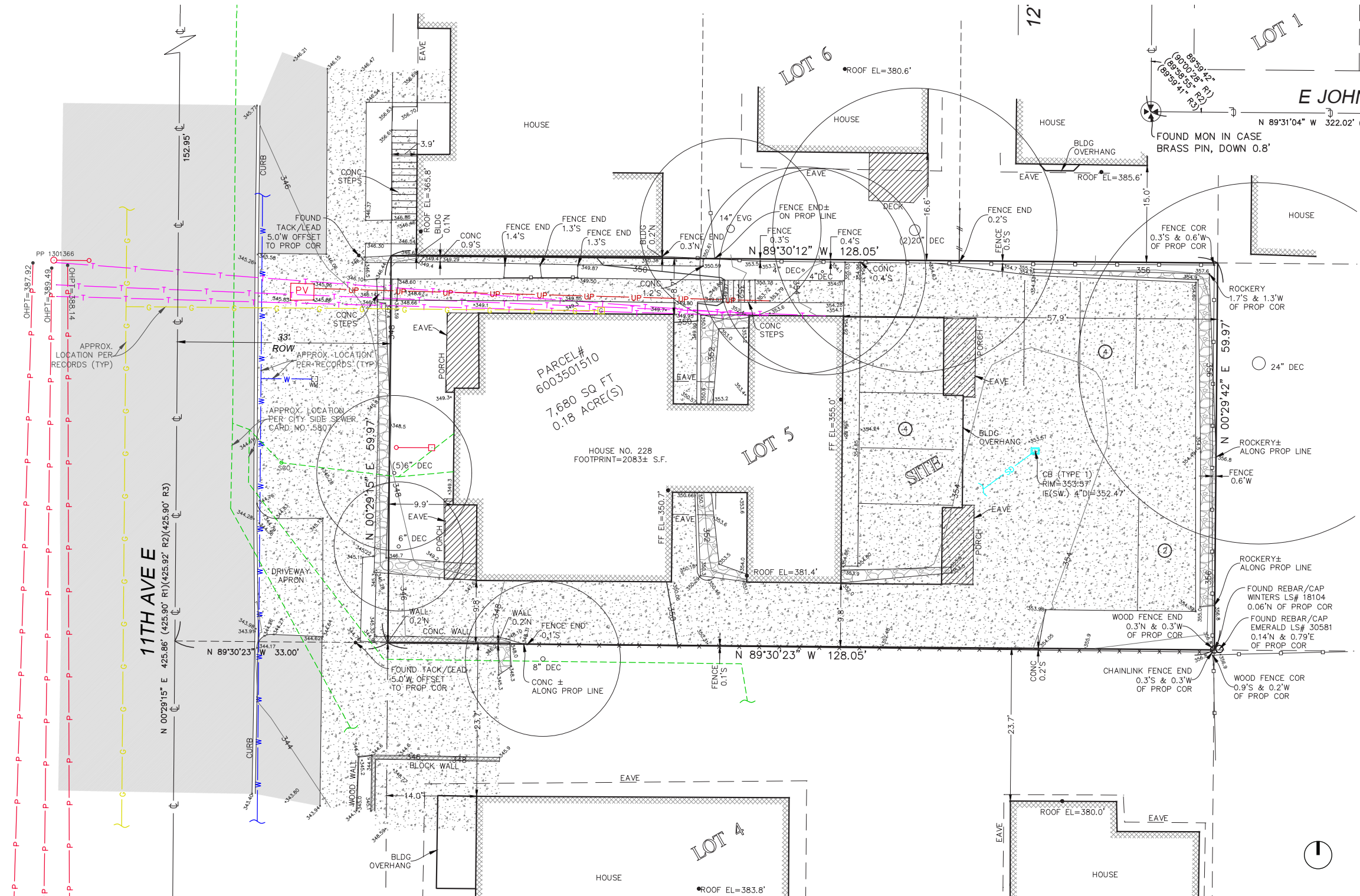


PARCEL #
600350-1510

LEGAL DESCRIPTION

Lot 5, Block 53, John H. Nagle's second addition
to the City of Seattle, according to the plat
thereof recorded in Volume 5 of Plats, Page 67,
in King County, Washington.

LOT SIZE
7,680 SF



ARBORIST REPORT



Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

3/5/2021

Arborist Inventory Report for:
228 11th Ave E
Seattle WA

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger on or overhanging the lot. According to the Directors Rule 2008, there is one exceptional tree on this lot and one exceptional tree overhanging this lot. There are no groves on or overhanging this lot. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. Any trees retained and protected with the prescribed tree protection measures are expected to survive the proposed development project and continue growing normally.

Methods- Diameter at Breast Height, or DBH, was determined by measuring the circumference of the tree at the narrowest point below 4.5' above grade and dividing by 3.14 and rounding off to the nearest inch. Multi-stemmed tree's total DBH was calculated by squaring the DBHs of the individual trunks, adding them together, taking the square root of the sum, and rounding to the nearest inch. Dripline is measured as a radius from the edge of the tree's trunk.

All Tree Protection Measures follow current Best Management Practices and shall be in place before breaking ground on the project.

1. Vine Maple *Acer circinatum* 6" DBH, 10' tall with a 6' drip line. This tree is in good health and good condition and is to be removed.
2. **Vine Maple *Acer circinatum*** 8" DBH, 10' tall with a 7' drip line. This exceptional tree is in good health and good condition and is to be retained and protected. First, the tree is to be moved to the rear of the lot, then, a protection area shall be created by fencing the unpaved area on the lot within 6' of the tree. Fencing shall be 4' tall orange construction fencing and be posted with SDCI tree protection signage. There shall be no site disturbance, traffic, storage of materials, or washing of materials within this fenced area throughout the development project. This tree could also successfully be transplanted to a suitable location on-site and protected there.
3. English Laurel *Prunus laurocerasus*, DBH 11", 7' tall with a 5' drip line. This tree is in good health and good condition and is to be removed.
4. Douglas Fir *Pseudotsuga menziesii* DBH 14", 50' tall with a 9' drip line. This tree is in good health and good condition and is to be retained. Development on the subject lot will not significantly affect this tree.
5. **European Birch *Betula pendula*** 24.75" DBH, 40' tall with a 26' drip line. This exceptional tree is in good health and good condition and is to be retained and protected.



Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

A protection area shall be created by fencing a 7' wide area along the north property line, centered on the tree and running 20' east and 20' west of the tree. Fencing shall be 4' tall orange construction fencing and be posted with SDCI tree protection signage. There shall be no site disturbance, traffic, storage of materials, or washing of materials within this fenced area throughout the development project. Any excavation done within 2' of the fence shall be done by hand, with shovels with care taken to cleanly prune or cut any encountered roots and not rip or tear them. An ISA Certified Arborist may prune back branches over the subject lot using Best Management Practices and proper heading and thinning cuts.

6. *Eucalypts Eucalypts Gunnii* 25.5" DBH, 35' tall with a 12' drip line. This tree is in good health and good condition and is to be retained and protected.

A protection area shall be created by fencing the area on the lot starting at the northeast property corner and going south along the east property line for 12' where it will turn 90 degrees to the west and run for 2' 6". Here it will turn north and run for 12' to the north property line. Here it will turn east and run along the north property line to the northeast property corner. Fencing shall be at least 4' orange construction fencing and shall be posted with SDCI tree protection signage. Any excavation done within 2' of the fence shall be done by hand, with shovels with care taken to cleanly prune or cut any encountered roots and not rip or tear them. An ISA Certified Arborist may prune back 65% of the branches over the subject lot using Best Management Practices and proper heading and thinning cuts.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon
ISA Certified Arborist PN-6446A
Tree Risk Assessment Qualified CTRA #512

Tree Location Chart for 228 11th Ave E

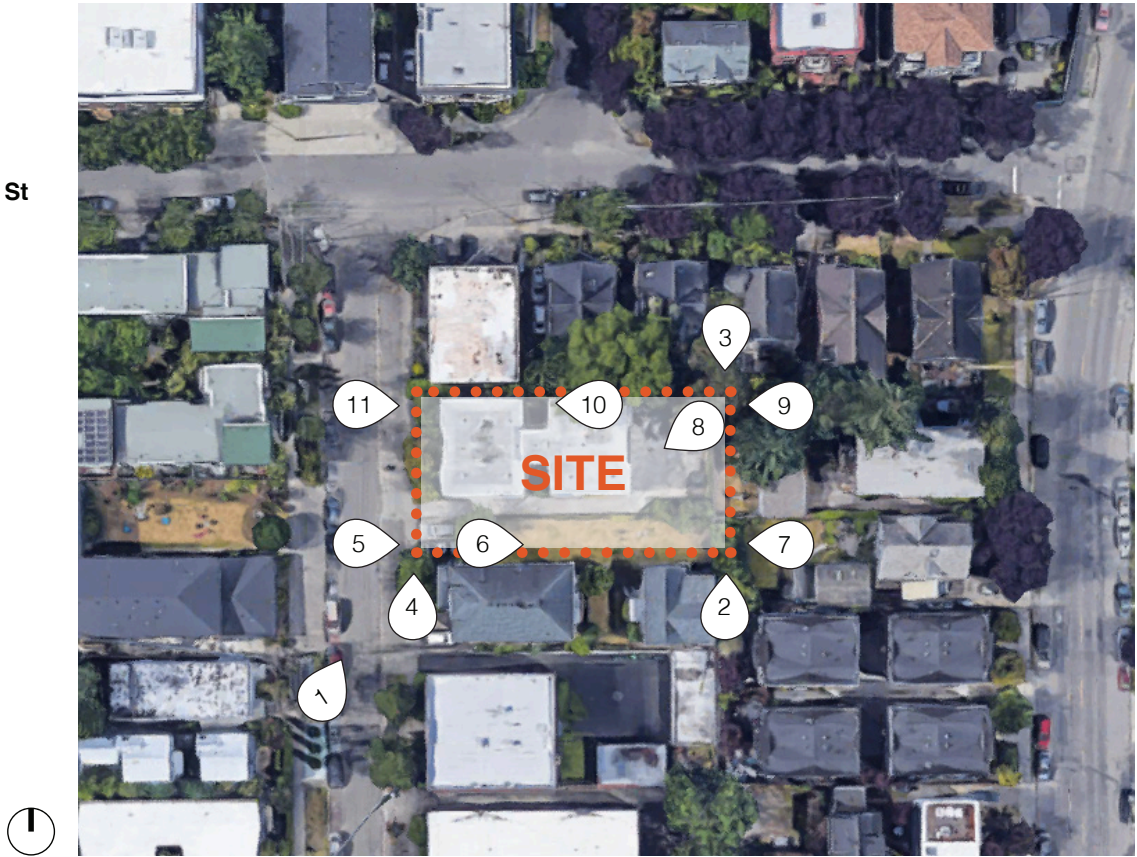
Tree #	Tree Type	DBH in inches	Drip Line in Radius Ft	On Site?	Exceptional?	Retain or Remove
1	Vine Maple	6	6	Yes	No	Remove
2	Vine Maple	8	7	Yes	Yes	Move, Retain and Protect
3	Laurel	11	5	Yes	No	Remove
4	Douglas Fir	14	9	No	No	Retain
5	European Birch	24.75"	26	No	Yes	Retain and Protect
6	Eucalyptus	28"	12	No	No	Retain and Protect



EXISTING CONDITIONS

- The site, approximately 60 feet north-south by 128 feet east-west, currently contains a three-story, nine-unit, apartment structure. The east area of the site is currently a small surface parking lot that is accessed from a driveway connecting to 11th Avenue E.
- Multi-family structures bound the site to the north, west, and south. To the north, the existing two story 6-unit, apartment structure provides approximately a 4 foot setback. To the south is a two building, two-story apartment structure that provides approximately an 8 foot setback and parking towards the street. The Apartment to the south is also lifted above 11th Avenue E.
- The site is accessed by and directly abuts 11th Avenue E to the west with no alley access.
- The site is located on the east side of 11th Avenue E, mid-block between E Thomas Street and E John Street. The site's topography slopes down over 10 feet, at approximately 8 percent, from east to west.
- The development proposes to remove the existing structure and parking surface and construct a new residential apartment building.

E Thomas St



11th Ave E

12th Ave E



1 View of site looking Northeast on 11th Avenue and E John Street



2 View East property edge line looking North



3 View East property edge looking South



④ View of West street edge looking North



⑤ View of South property edge looking East



⑥ View of existing Driveway



⑦ View of South property edge looking West



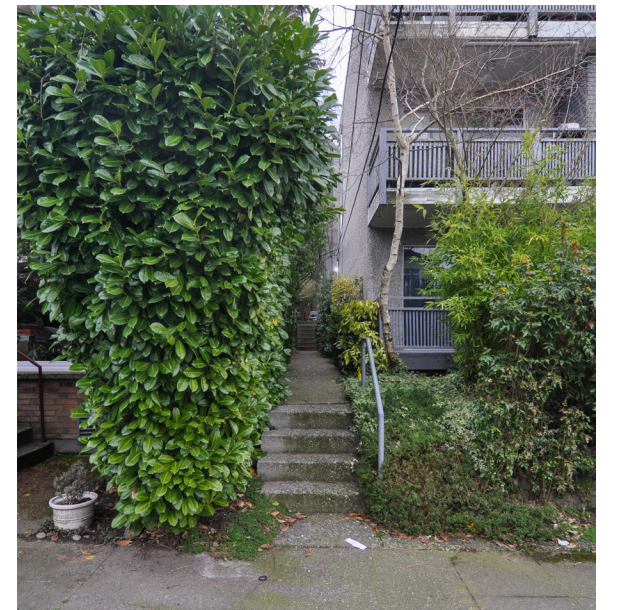
⑧ View of site looking Southwest



⑨ View of North property edge looking West



⑩ View of North property edge looking West



⑪ View of North property edge looking East

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.C.2 - Topography: Elevation Changes
CS1.3 - Topography

- The evolution of the design alternative responds to the natural topography of the site which slopes up from 11th Avenue E towards the east property line. The massing strategy in Alternative 1 steps with the sloping topography. The strategy for Alternative 2 and 3, which is the preferred alternative, extends the lower height from 11th Avenue E across most of the site.
- The proposal will incorporate landscape features at the street level where the proposed structure will step down and engage 11th Avenue E.

CS2 URBAN PATTERN & FORM

CS2.A.2 - Location in the City and Neighborhood: Architectural Presence
CS2.C.2 - Relationship to the Block: Mid-Block Sites

- Located mid-block on the east side of 11th Avenue E, a quiet residential street within the Capitol Hill Urban Center, the project aims to add a dynamic but subtle presence to the neighborhood fabric. The facade will include high-quality textured materials with irregular fenestration patterns. Following the Mandatory Housing Affordability rezone from 2019, the site's height and capacity has been increased significantly from its previous zoning and existing context. The preferred Alternative 3 proposes a dynamic yet subtle compact aggregation of angled volumes that does not utilize the project to the maximum allowable height in order to reduce perceived mass from the street.

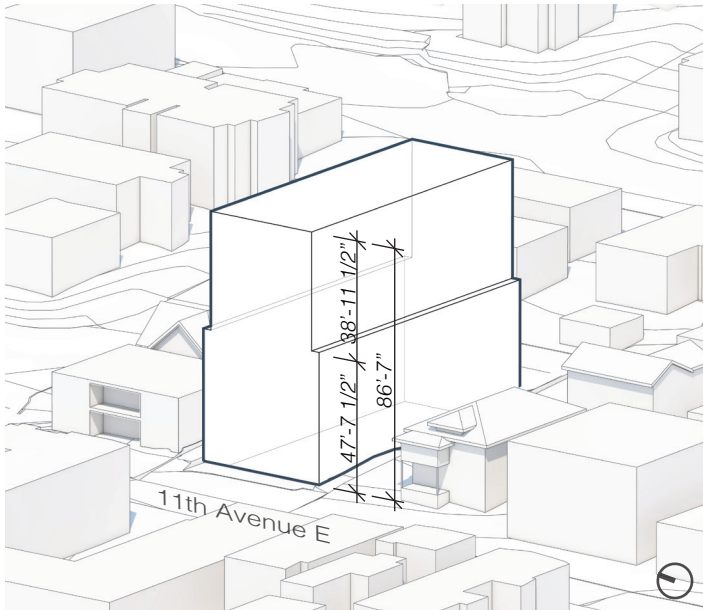
CS2.D - Height, Bulk and Scale

- The proposed massing alternatives feature distinct approaches to a mid-block infill site with lowered grade at the street frontage. Alternative 1 features a stepped massing that follows the topography and stepped side setbacks to comply with code requirements. Alternative 2 removes most of the area at the top floor and eliminates the stepped side setback. A simplistic form results, with opportunities for high-quality exterior materials at all publicly visible facades. Alternative 3, the preferred alternative, evolves the simplistic form, as the overall massing is reduced into smaller elements that rotate north and south along the 11th Avenue E streetscape. It also features complimentary folds that extend through the site, complementing the dynamic massing concept. A featured, one and a half story lobby anchors the 11th Avenue E streetscape through an angled recess within the overall form.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A - Emphasizing Positive Neighborhood Attributes:
CS3.B.1 - Local History and Culture: Placemaking
CS3.1 - Fitting old and new together
CS3.2 - Placemaking

- Capitol Hill contains an abundance of quality older apartment buildings, primarily clad in masonry, that anchor the block frontage, including along this block. The design proposes a contemporary interpretation of this approach as a way of stitching the new development into the existing character of the neighborhood. To keep with existing sitting patterns, the first floor is raised above grade similar to context and there is a slightly more generous front setback provided. In addition, the project proposes a strong connection between the sidewalk and the entry and interior lobby.



PUBLIC LIFE

PL1 CONNECTIVITY

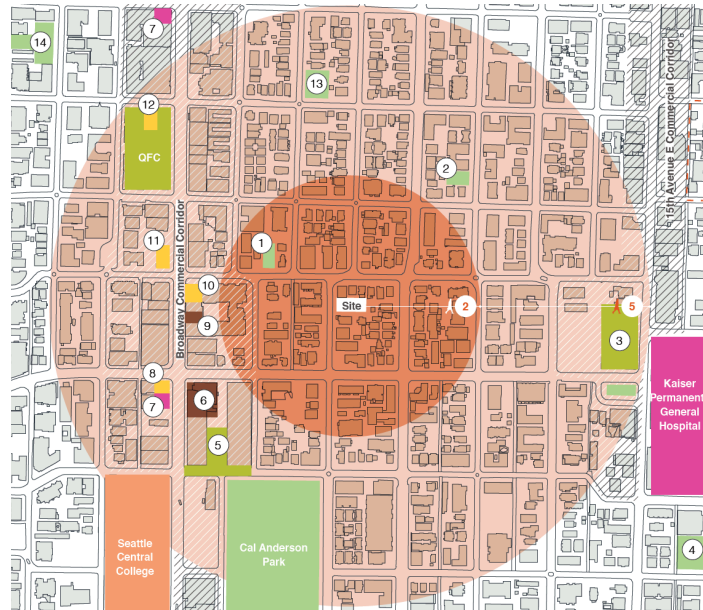
PL1.B.1 - Walkways and Connections: Pedestrian Infrastructure
PL1.3 - Walkways and Connections

- The proposed project is situated near the Capitol Hill Link Light Rail Station and is between the Broadway commercial core and 12th Avenue E. The project will improve its frontage by adding landscaping, site furniture and hardscape to orient pedestrians to the building entry.

PL2 WALKABILITY

PL2.B.3 - Safety and Security: Street-Level Transparency
PL2.C.1 - Weather Protection: Location and Coverage
PL2.D - Wayfinding: Design as Wayfinding
PL3.A - Entries
PL2.3 - Weather Protection
PL3.1 - Entries

- The proposed project will create safe and secure conditions along its 11th Avenue E frontage. A transparent building lobby coupled with strategic lighting around the entrance will encourage visibility and connections to interior spaces where appropriate.
- Weather protection and down lighting will be provided to highlight the pedestrian entrance at street level along 11th Avenue E.



PL4 ACTIVE TRANSPORTATION

PL4.B.2 - Planning Ahead for Bicyclists: Bike Facilities
PL4.C.1 - Planning Ahead for Transit: Influence on Project Design
PL4.2 - Planning Ahead for Bicyclist

- The proposed design incorporates direct access to bicycle parking through the residential lobby at street level. The site has great access to bicycle infrastructure, including an unprotected bicycle lane on 12th Avenue E and protected bicycle lane on Broadway E. The Capitol Hill Station is a couple of blocks to the southwest, with access to the Link Light Rail.



DESIGN CONCEPT

DC1 PROJECT USES & ACTIVITIES

DC1.C.4 - Parking and Service Uses: Service Uses
DC1.2 - Parking and Service Uses

- Without an alley, all access is from 11th Avenue E. The majority of the project’s service uses are located in the partially/fully below grade ground floor, accessed from the residential lobby. Trash storage and pickup is at the southwest corner of the structure along 11th Avenue E. Bicycle parking and utilities are accessed through the main entrance via the elevator.

DC2 ARCHITECTURAL CONCEPT

DC2.A.2 - Massing: Reducing Perceived Mass
DC2.B.1 - Architectural and Facade Composition: Facade Composition
DC2.C - Secondary Architectural Features
DC2.D.1 - Scale and Texture: Human Scale
DC2.1 - Facades at Setbacks and Corners
DC2.3 - Secondary Architectural Features

- The design proposal responds to the neighborhood context through a simplistic massing strategy that is elevated through high quality materials and a dynamic fenestration pattern. The eighth floor is carved away and programmed with a roof deck to reduce the height, bulk and impact of the structure from 11th Avenue E. Subtle bends and folds of the massing of the preferred alternative further elevate the dynamic nature of the facades, while retaining a timeless character through consistent, high-quality materiality choices. A large, street-facing lobby and refined landscape strategy intend to enhance the residential streetscape and add to the neighborhood's evolving character.
- The facade of the preferred alternative draws inspiration from a number of architectural precedents shown in this packet. These precedents utilized high quality materials, projections, subtle changes in plane, and irregular fenestration pattern to create visual interest and texture.
- A combination of elements such as balconies, juliets, and other forms of weather protection will contribute elements of human scale to the overall proposal.

DC2.D.2 - Scale and Texture: Texture
DC2.4 - Scale and Texture

- The proposal will incorporate horizontal projections and textured materials such as brick and glass in response to the precedent and neighborhood analysis. Mature colors and tones will respect the existing neighborhood fabric, while serving as a bridge between current context and future development.

DC3 OPEN SPACE CONCEPT

DC3.B.4 - Open Spaces Uses and Activities: Multi-family Open Space
DC3.1 - Open Space and Accessibility

- The design alternatives represent a progression of design strategies that incorporate larger shared amenity spaces for future residents at the roof to take advantage of incredible west and southwest facing views. Alternative 3 provides the largest roof space related to an interior amenity room in addition to the ground floor amenity at the rear of the site.

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4.A.1 - Building Materials: Exterior Finish Materials
DC4.1 - Exterior Finish Materials

- The proposal will use durable and high quality masonry materials throughout with increased attention to the facades visible from 11th Avenue E.
- The material palette will respond to the existing context, featuring elements that create texture and depth in the facades.

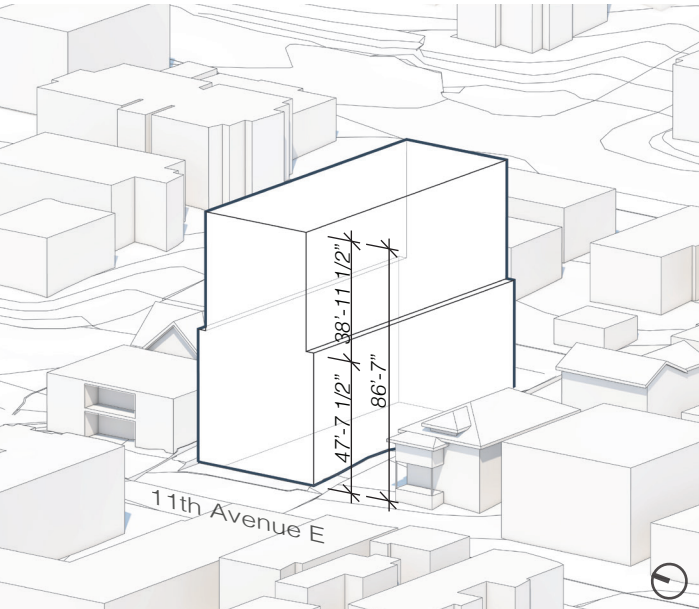
DC4.D - Trees, Landscape and Hardscape Materials
DC4.4 - Plants Materials & Hardscape

- Trees, landscape, and hardscape materials will help provide a quality pedestrian experience along 11th Avenue E.
- A selection of landscape elements will complement the architectural elements along all edges of the site, providing buffers and suggesting areas of habitation where appropriate.

PROJECT EVOLUTION

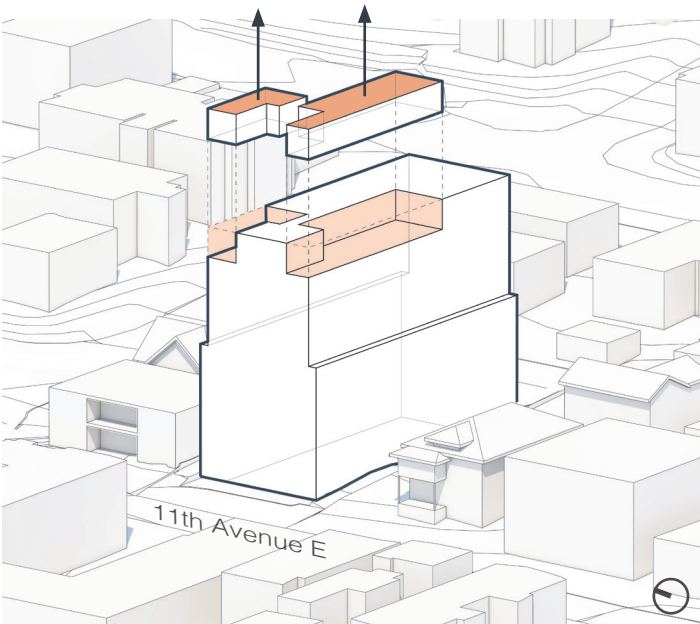
ZONING ENVELOPE

- Allowable Building envelope reflects the Midrise zone's stepped side setbacks above a height of 42 feet.
- CS1.3 - Topography



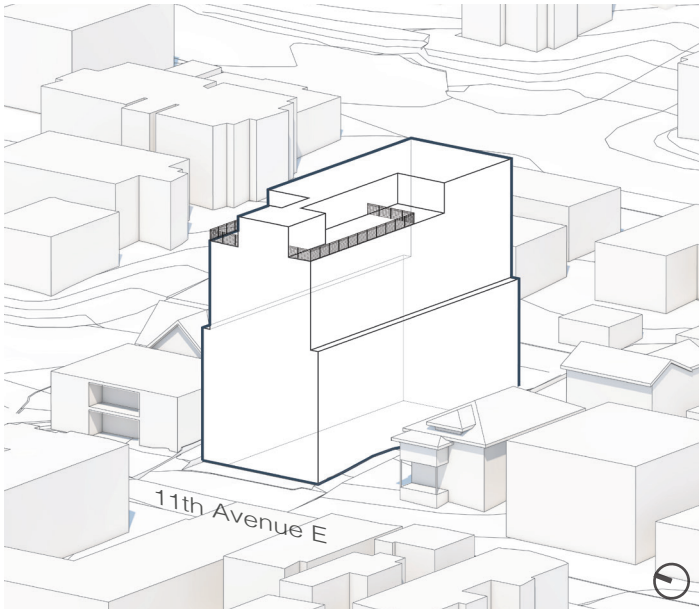
CARVE AWAY AT ROOF

- A portion of the Eighth Floor is carved away to reduce visual height impacts on 11th Avenue E.



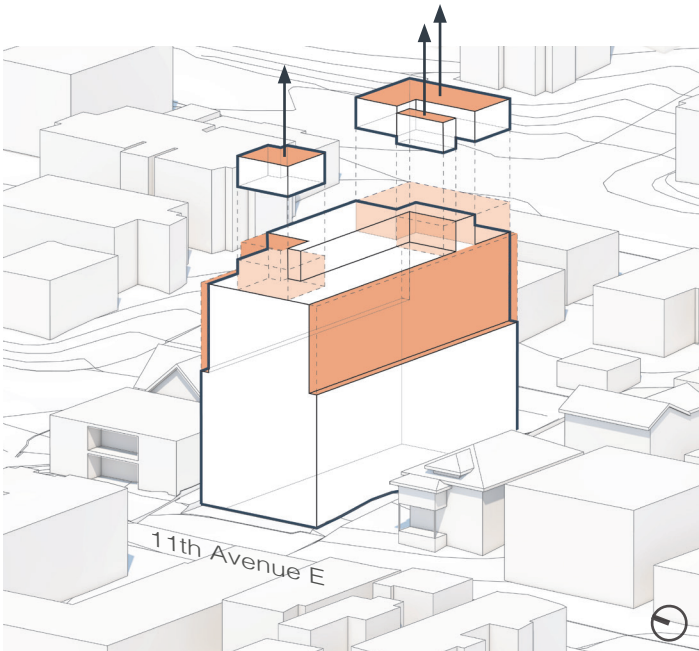
ALTERNATIVE 1

- A roof deck is proposed on the Eighth Floor with views out to the West and Southwest.
- The building form is primarily defined by the Upper Level Setbacks.



REDISTRIBUTE MASSING

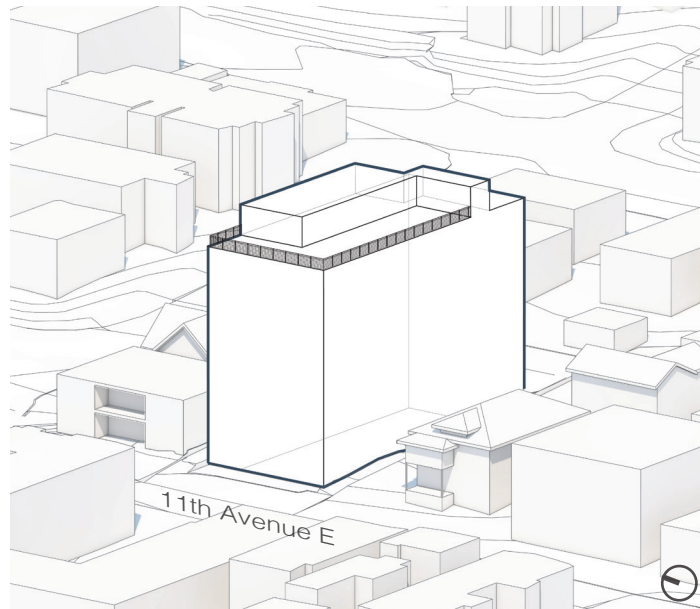
- The Eighth floor is carved away to reduce height and shadow impacts on adjacent parcels.
- Building area that has been removed from the Eighth Floor is reintegrated into the massing by infilling the Upper Level Setbacks.
- CS2.C.2 - Relationship to the Block: Mid-Block Sites
- CS2.D - Height, Bulk and Scale
- CS3.1 - Fitting old and new together



PROJECT EVOLUTION

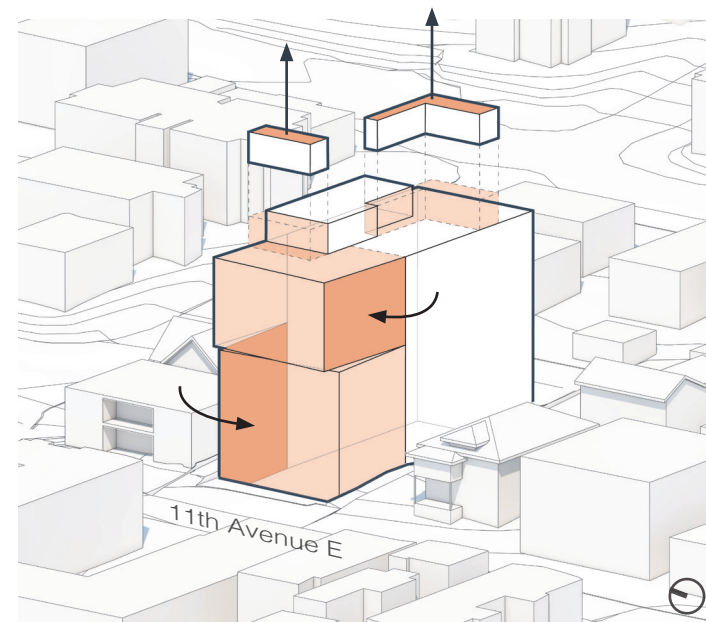
ALTERNATIVE 2

- Redistributed massing results in a balanced and simplistic form.
- A roof deck inhabits the majority of the Eighth Floor.
- In response to the simplistic form, the design will be defined through high-quality materials and a rhythmic fenestration pattern.
- This form requests departures of the Setback requirements above 42 feet, but captures the intentions of the requirements by reducing the overall building height.



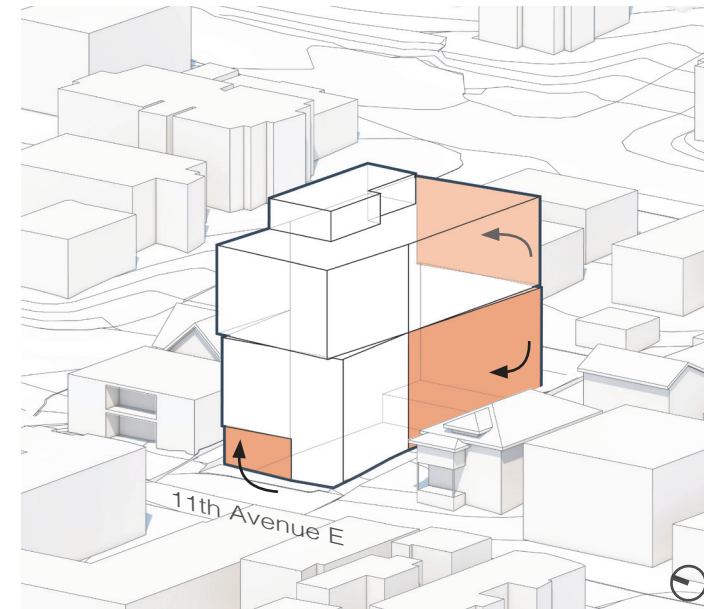
DYNAMIC MASSING EVOLUTION

- Evolving the simplistic form, the overall massing is reduced into smaller elements that rotate north and south along the 11th Avenue E streetscape.
- DC2.A.2 - Massing: Reducing Perceived Mass



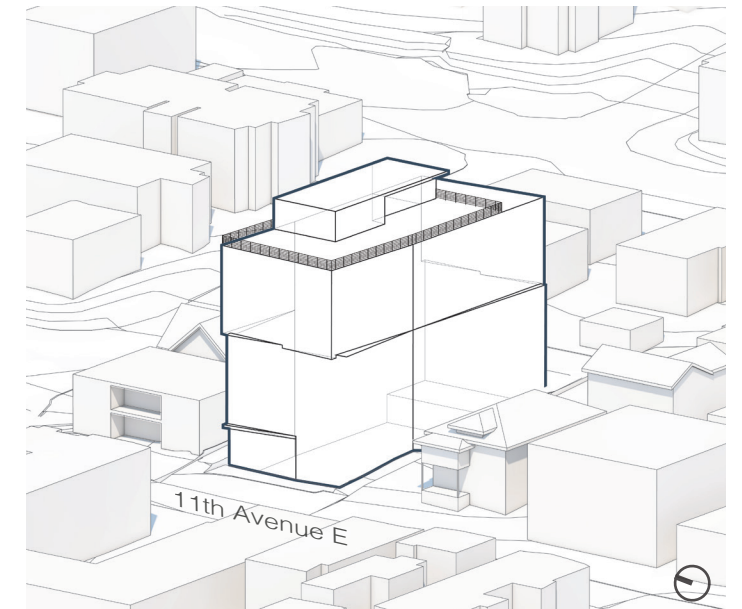
COMPLIMENTARY FOLDS

- The subtle folding extends through the site, complementing the dynamic massing concept.
- A featured, one and a half story lobby anchors the 11th Avenue E streetscape through an angled recess within the overall form.
- DC2.D.1 - Scale and Texture: Human Scale
- DC2.1 - Facades at Setbacks and Corners



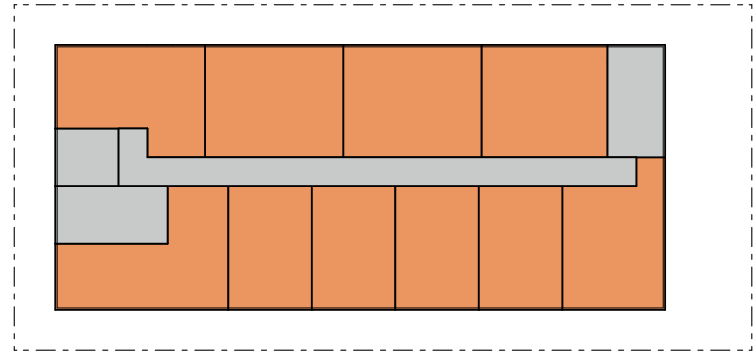
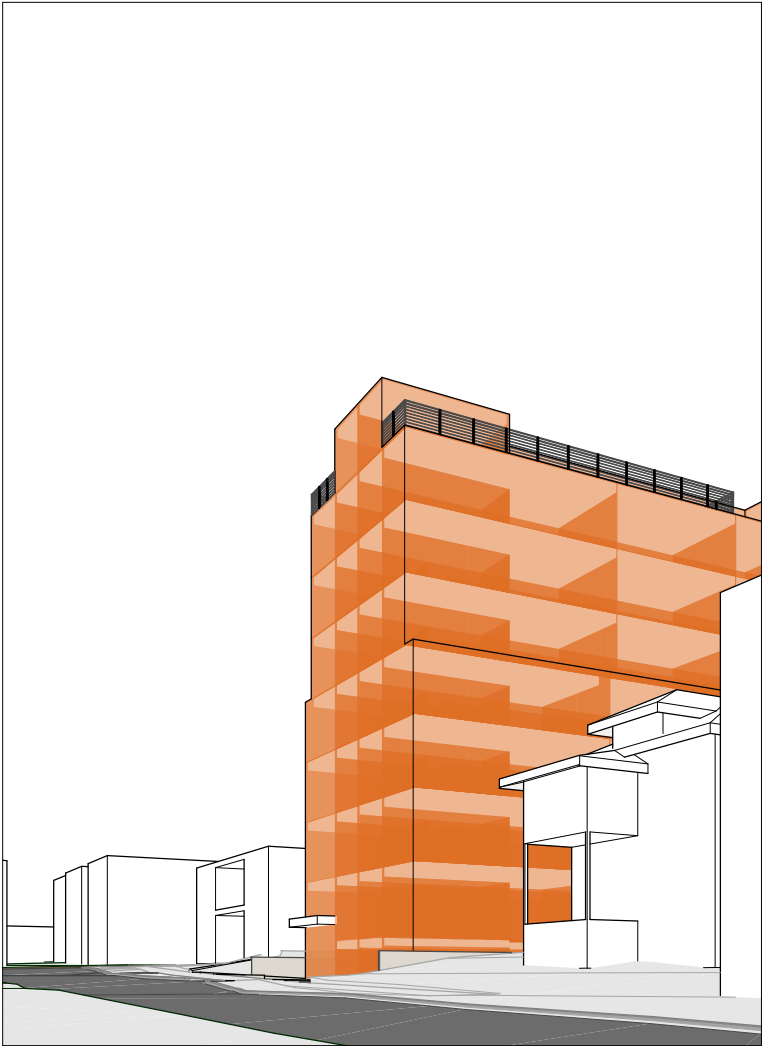
ALTERNATIVE 3

- The design engages 11th Avenue E with a prominent residential lobby.
- The overall massing balances a dynamic form and a simplistic approach. It will feature a refined material palette with high-quality masonry, a rhythmic fenestration pattern, and secondary elements such as balconies and an entry and roof canopy.
- The overall massing is reduced by removing the majority of the code allowed Eighth Floor, instead featuring a roof deck with views to the west and south.



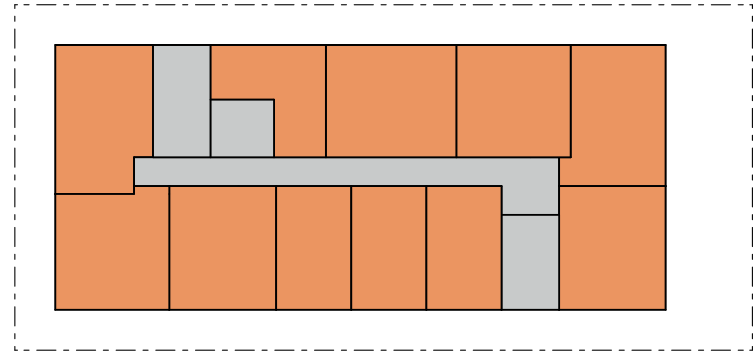
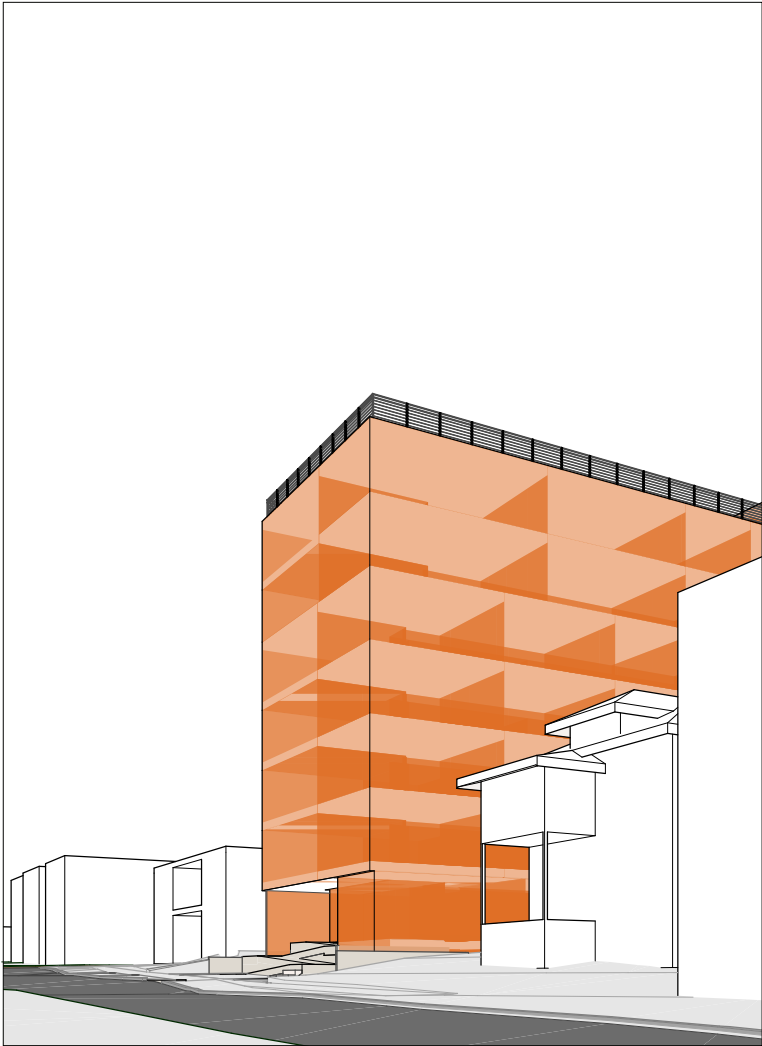
DESIGN PROPOSAL ALTERNATIVES COMPARISON

ALTERNATIVE 1



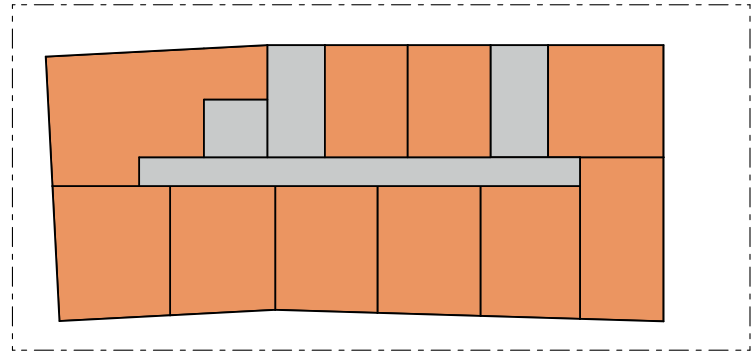
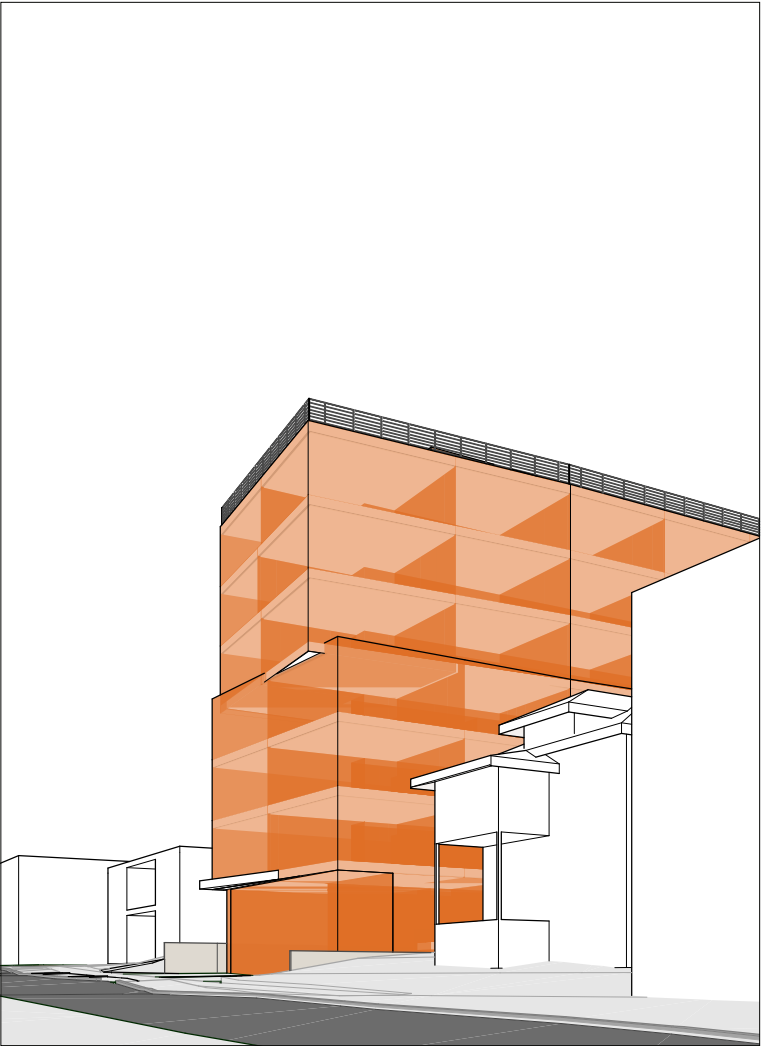
TYPICAL FLOOR PLAN

ALTERNATIVE 2



TYPICAL FLOOR PLAN

ALTERNATIVE 3 (PREFERRED)



TYPICAL FLOOR PLAN

DESIGN PROPOSAL ALTERNATIVES COMPARISON

ALTERNATIVE 1

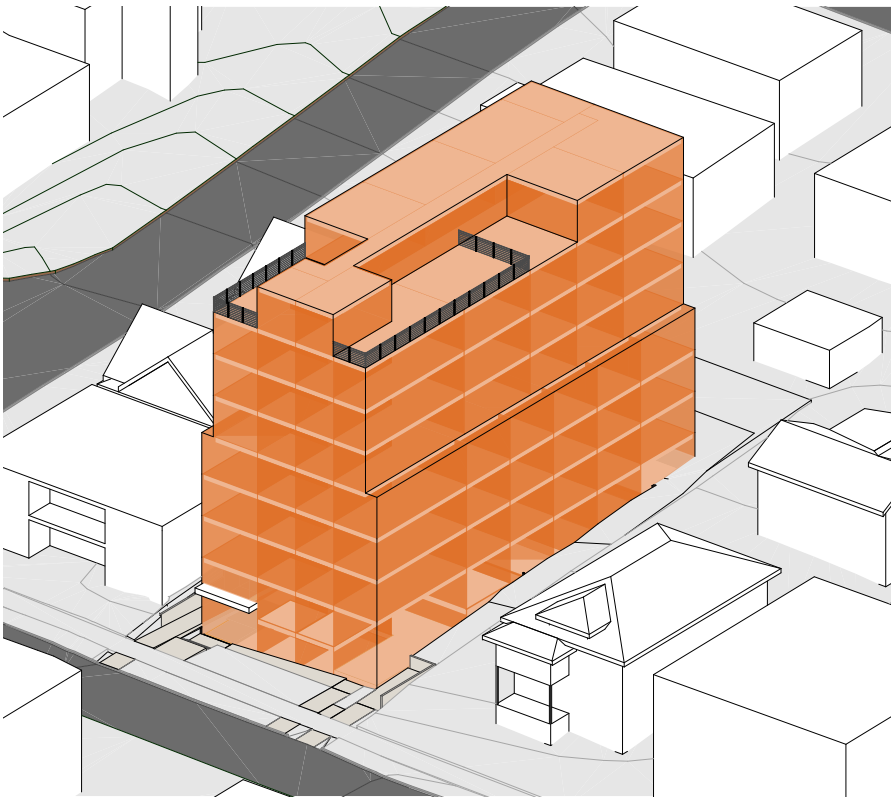
Gross Floor Area - 38,749 SF
 # of Residential Units - 73
 # of Commercial Units - 0
 # of Parking Stalls - 0

Advantages:

- Code compliant scheme

Issues

- Predictable “wedding-cake” massing follows prescriptive setbacks in the Municipal code.
- Stepped massing follows topography and makes the structure taller at the rear of the site.



View looking Northeast

ALTERNATIVE 2

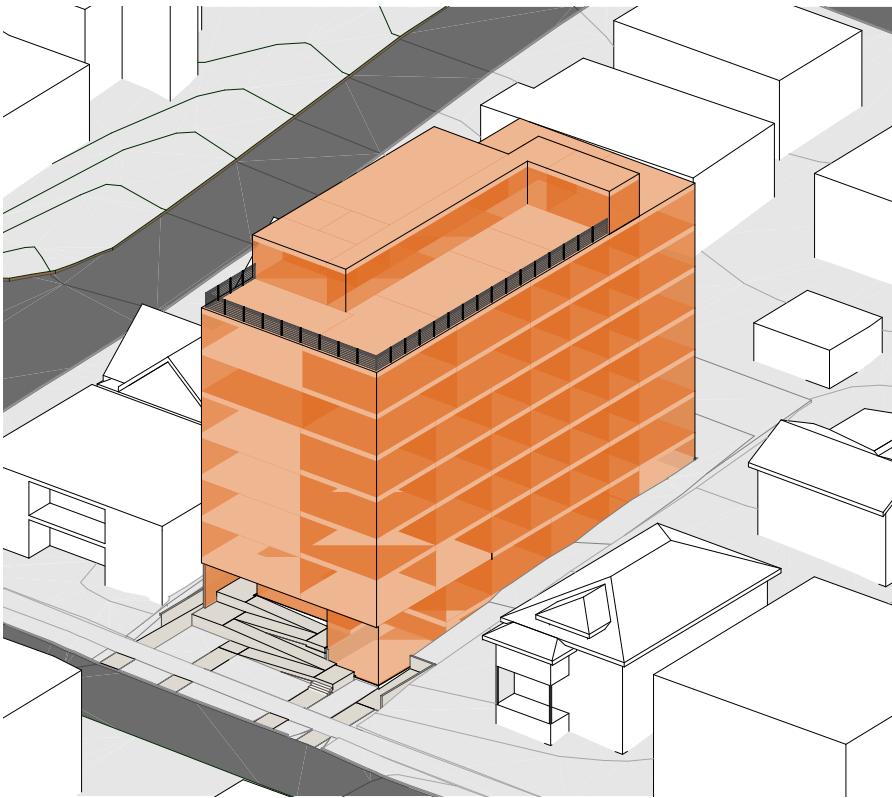
Gross Floor Area - 38,950 SF
 # of Residential Units - 73
 # of Commercial Units - 0
 # of Parking Stalls - 0

Advantages:

- Simpler massing strategy eliminates the units at the eighth floor and reduces the impact on adjacent sites in response to height, bulk, and scale concerns.
- Recessed entry is articulated as part of the massing design concept.

Issues

- Requires departures from side setback requirement above 42 feet.



View looking Northeast

ALTERNATIVE 3 (PREFERRED)

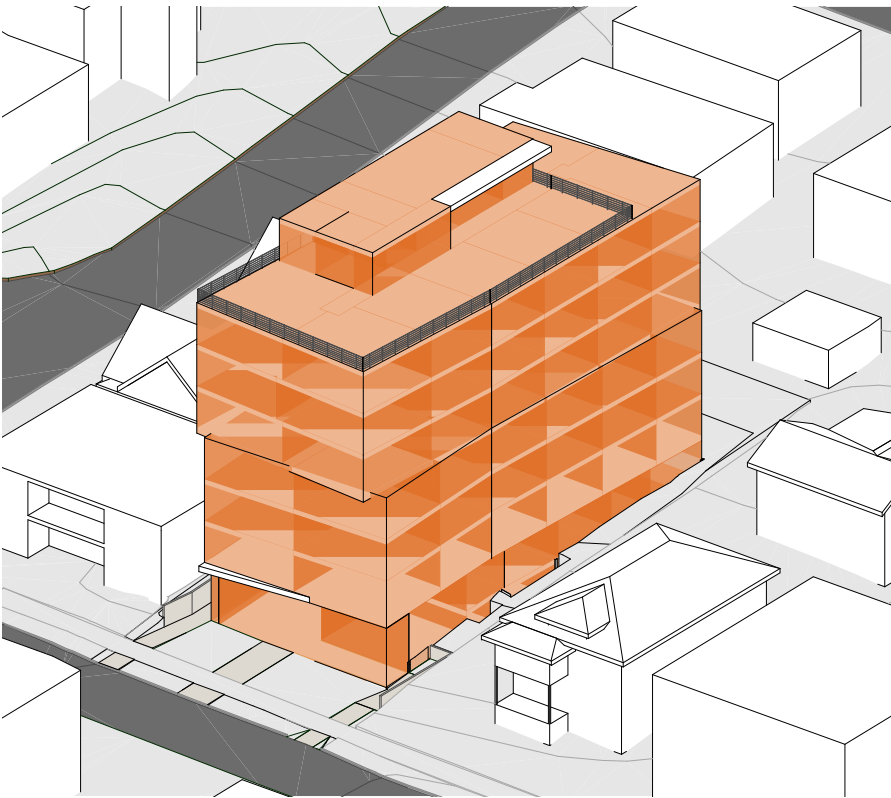
Gross Floor Area - 38,985 SF
 # of Residential Units - 70
 # of Commercial Units - 0
 # of Parking Stalls - 0

Advantages:

- Simpler massing strategy eliminates the units at the eighth floor and reduces the impact on adjacent sites in response to height bulk and scale.
- Recessed entry is articulated as part of the massing design concept.
- Sculpted angled facade treatment evolves the simplistic massing approach of Alternative 2, which is consistent at all four project facades.
- Dynamic massing concept adds visual interest and subtle articulation for all facades.
- High quality materials, responsive to the architectural concept, are proposed to be featured at all publicly visible facades.

Issues

- Requires departures from side and rear setback requirements above 42 feet, and from side setback requirement to the south below 42 feet.



View looking Northeast

ALTERNATIVE 1 (CODE COMPLIANT)

Gross Floor Area - 38,813 SF

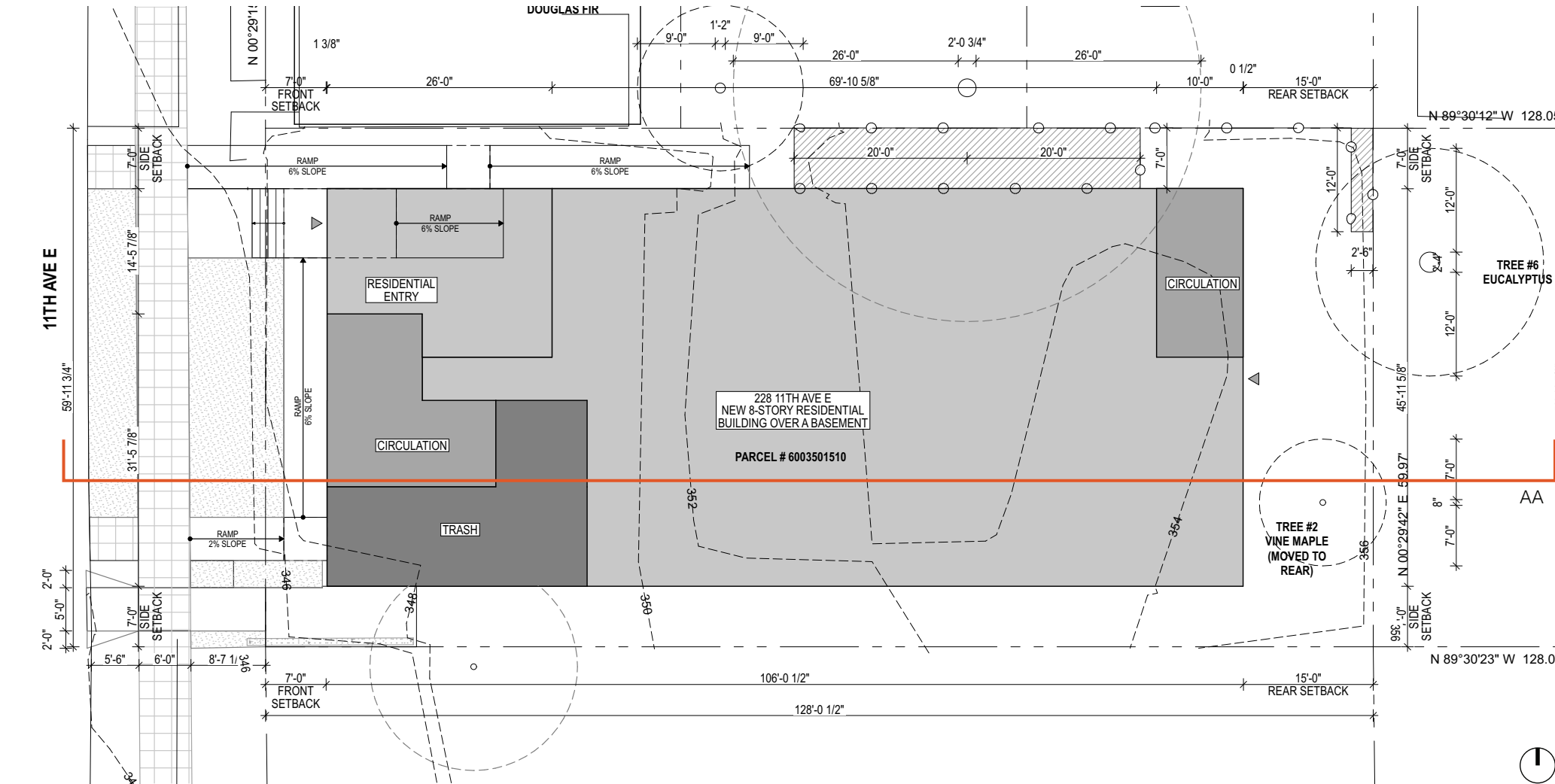
- Gross Floor Area - 38,749 sf
- Above Grade Area - 34,092 sf
- Partially Below Grade Area - 4,657 sf
- # of Units - 73, 25 SEDU's and 48 1-Bedroom apartments
- Commercial Space - N/A
- # of Parking Stalls - 0
- # of Bicycle Parking Spaces - 72 (68 long-term, 4 short-term)

Advantages:

- Code compliant scheme

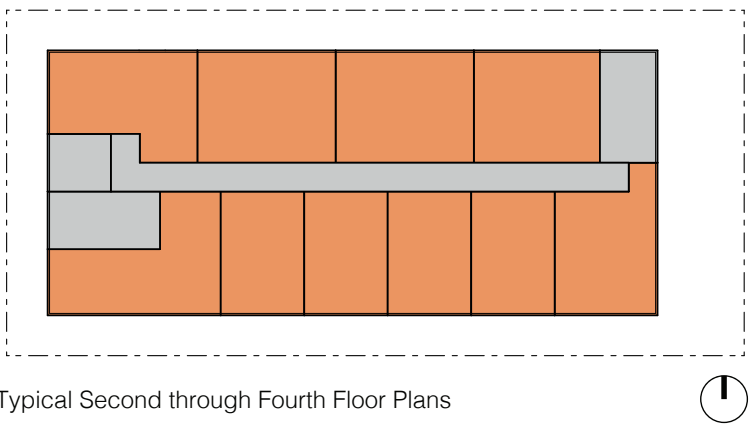
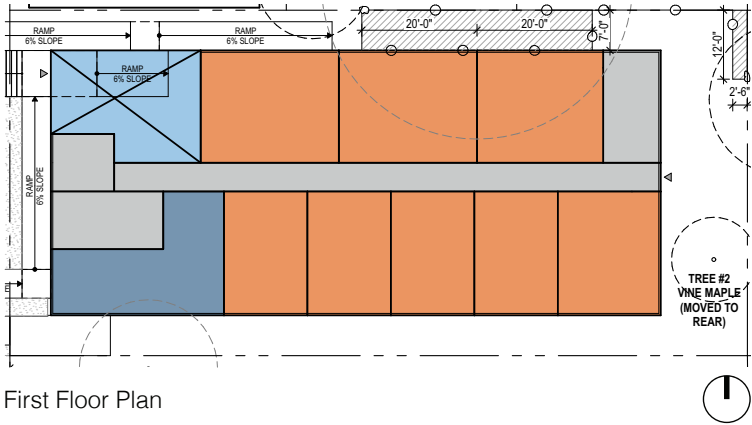
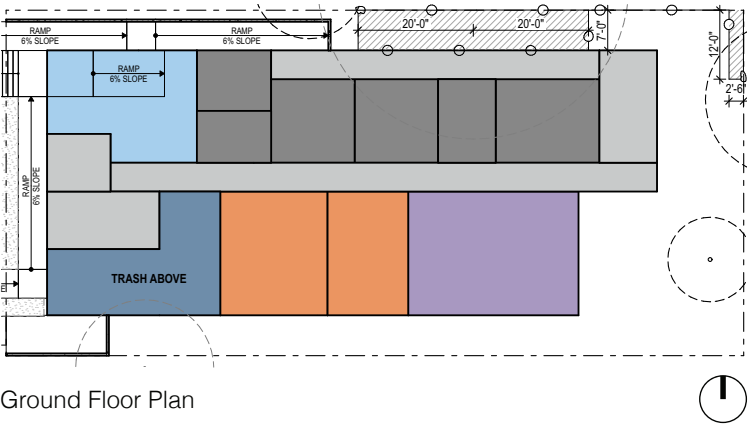
Issues

- Predictable “wedding-cake” massing follows prescriptive in the Municipal code.
- Stepped massing follows topography and makes the structure taller at the rear of the site.

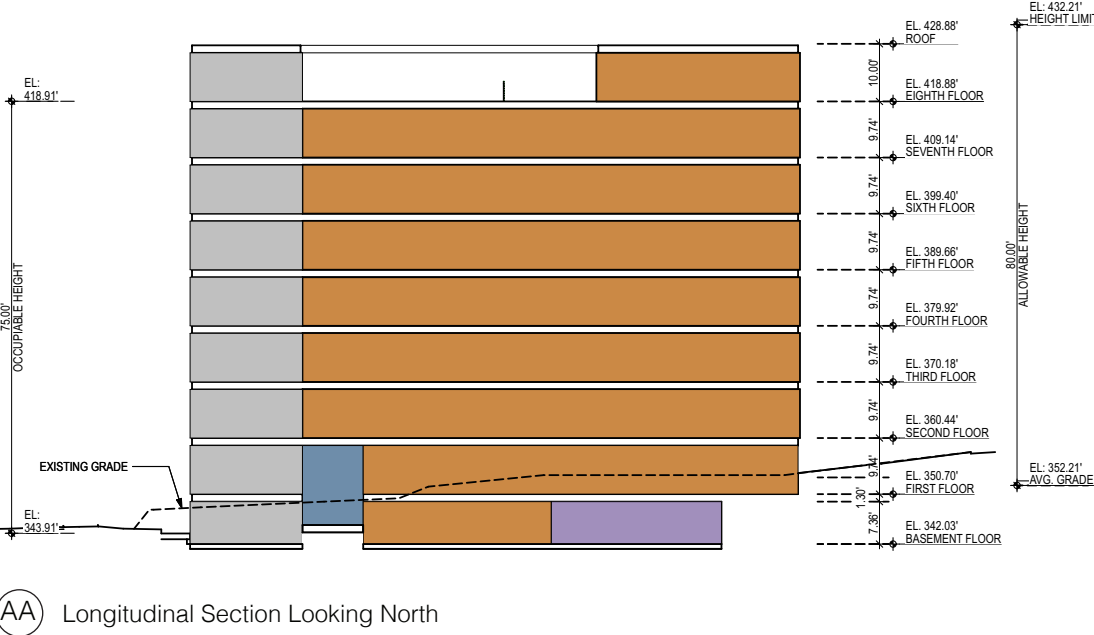
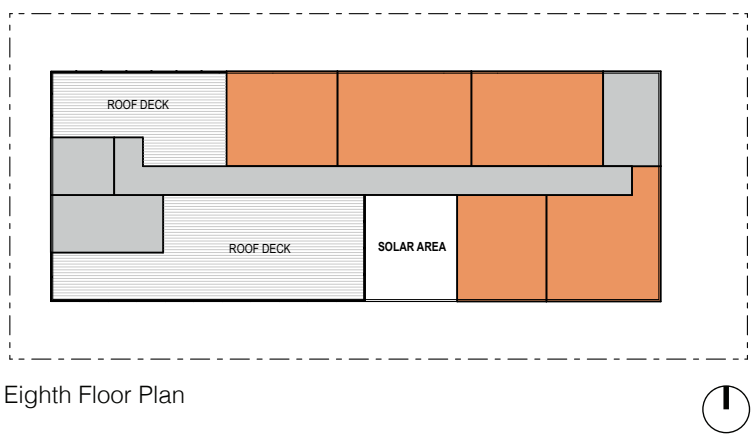
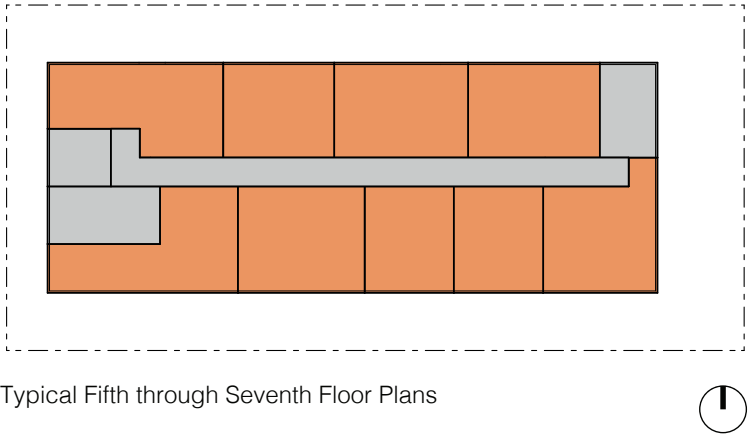


Plot Plan

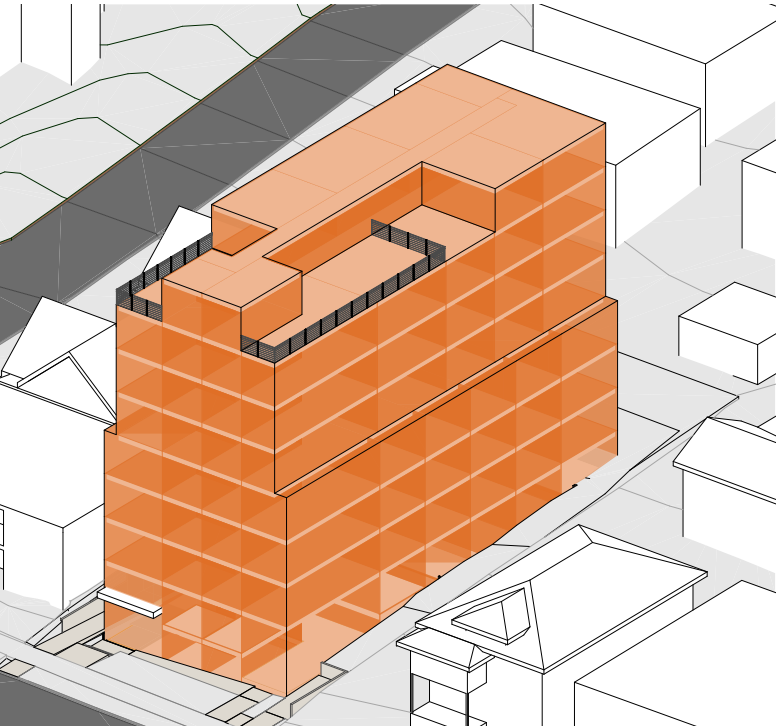
ALTERNATIVE 1 (CODE COMPLIANT)



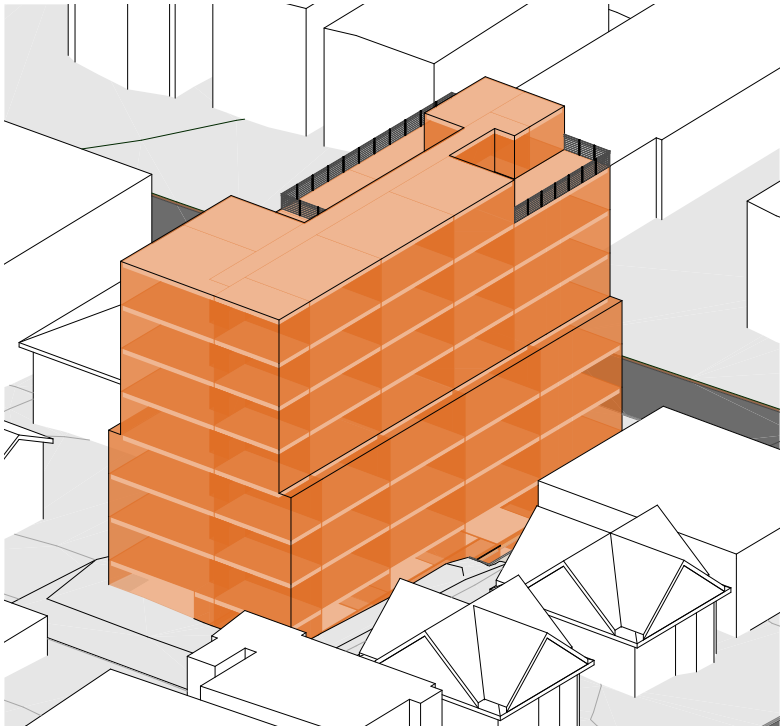
- Legend:**
- Apartment Unit
 - Circulation
 - Lobby
 - Trash Room
 - Service
 - Bike Parking



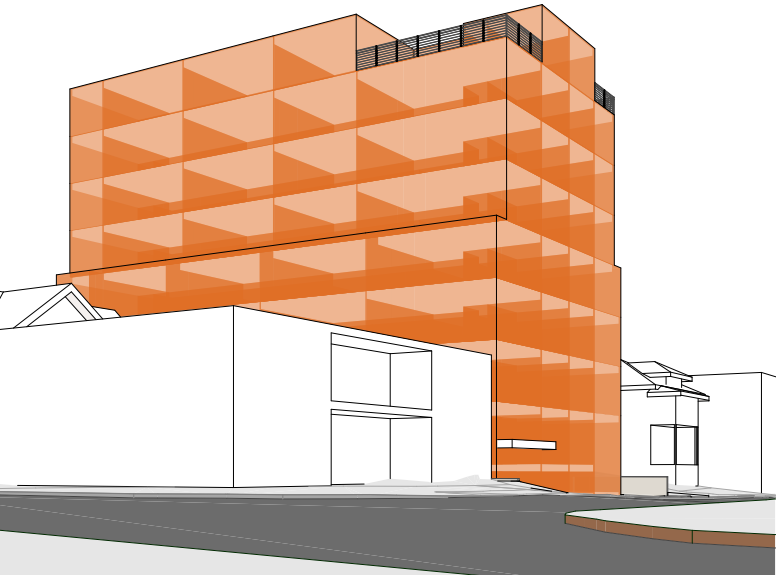
ALTERNATIVE 1 (CODE COMPLIANT)



1 Aerial view looking Northeast



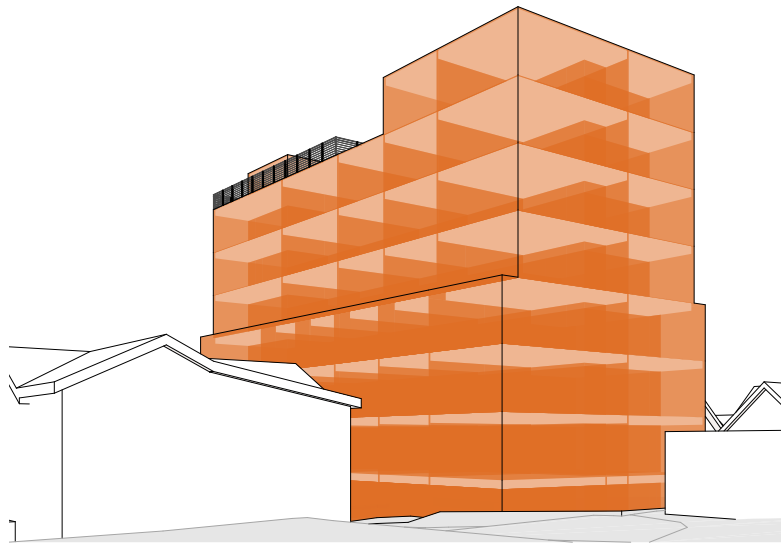
2 Aerial view looking Southwest



3 Street view looking Southeast



4 Street view looking Northeast



5 View looking Northwest

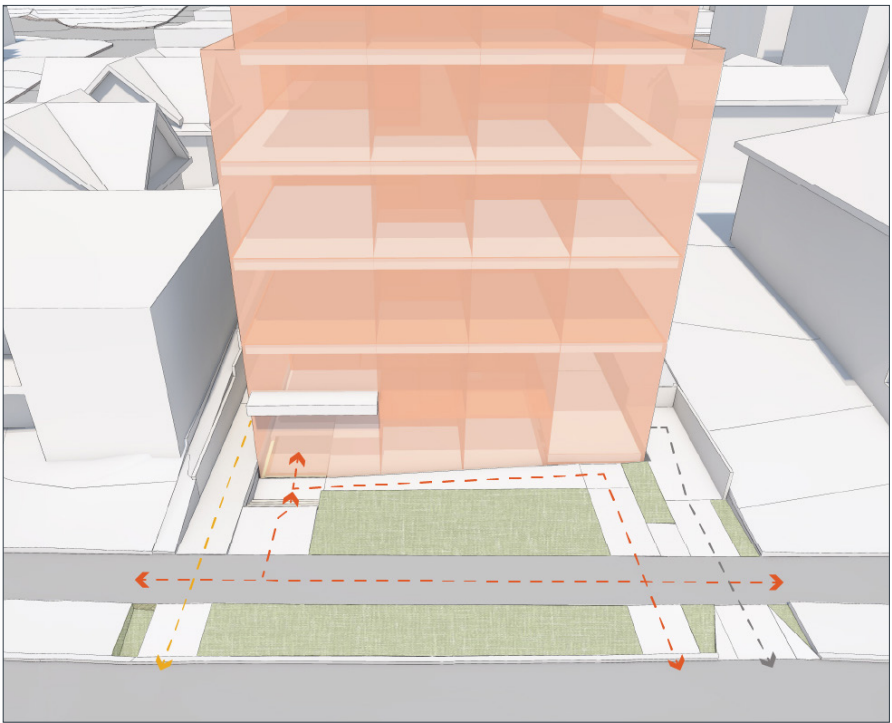
ALTERNATIVE 1 (CODE COMPLIANT)

ALTERNATIVE 1

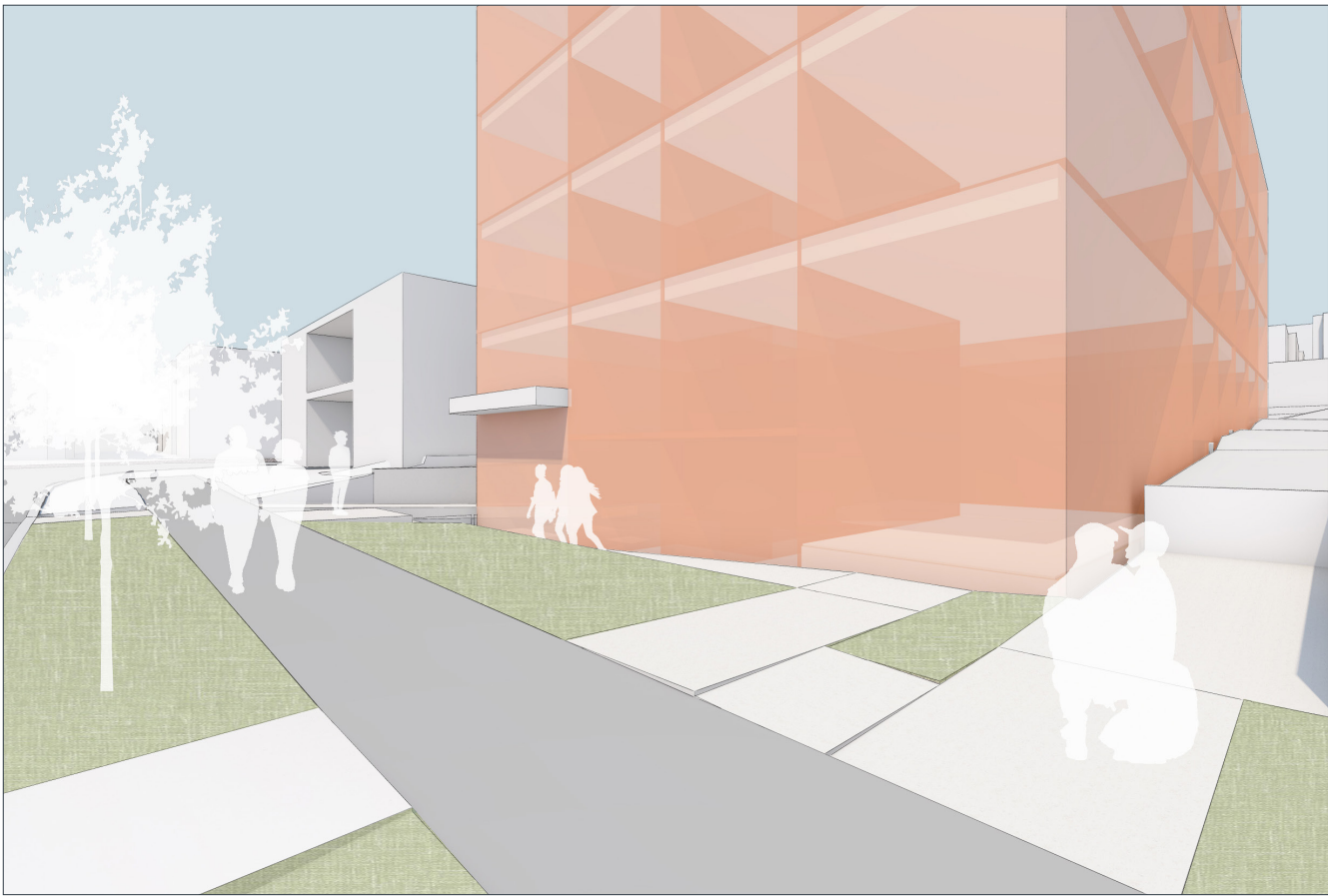
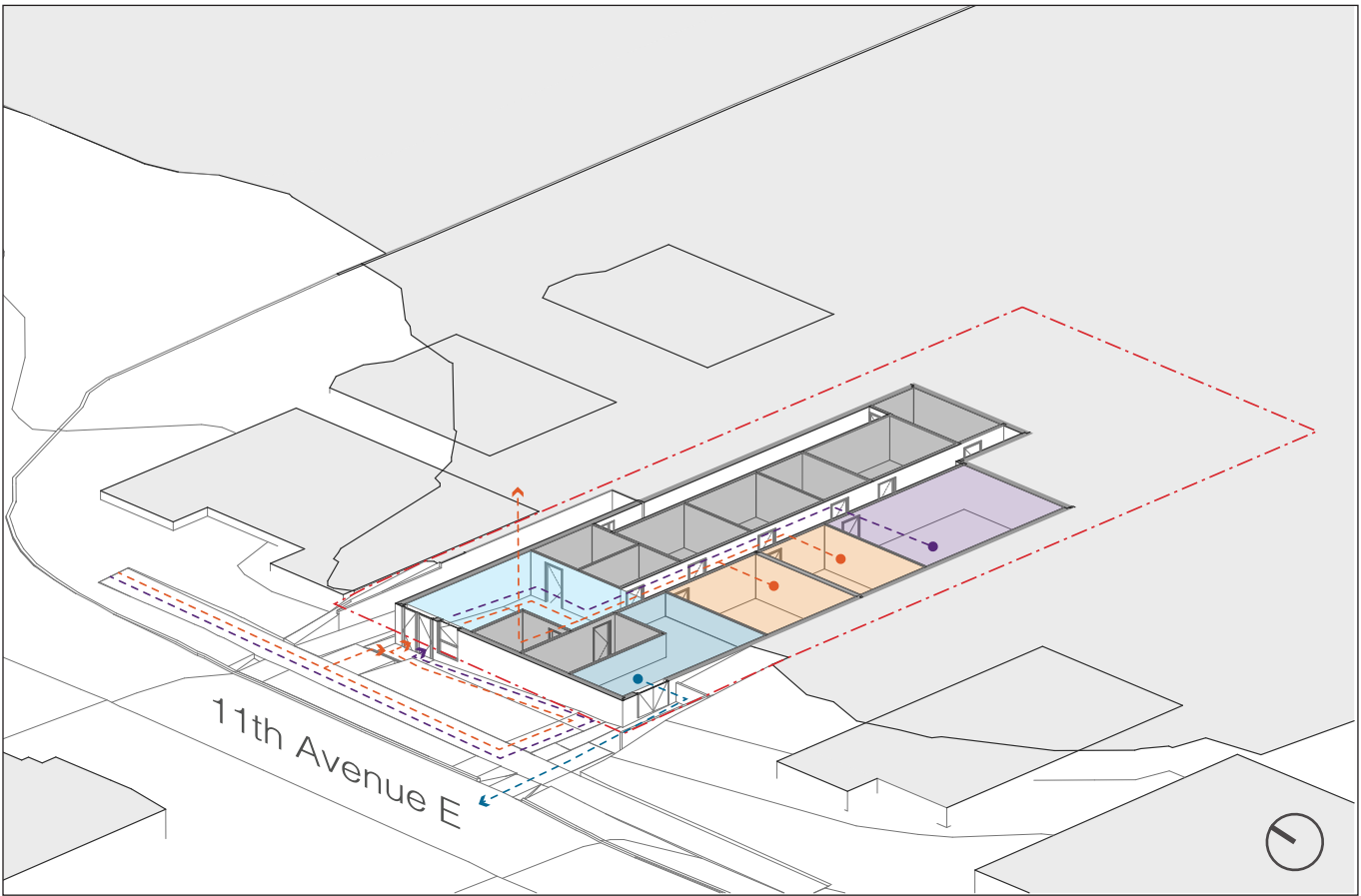
- Building Entry is located below the sidewalk grade at the partially below grade Ground Floor.
- Access to Entry is via exterior ramps down to the Ground Floor in the front setback.
- Service and Utility spaces including shared bike parking are located in the below grade Ground floor.
- Solid Waste Storage Room is located at grade with exterior access only for residents and Waste Contractor pick up. No staging is necessary.
- Shared Pedestrian and bicycle access.

Legend:

- Apartment Unit
- Circulation
- Lobby
- Trash Room
- Service
- Bike Parking



- Pedestrian Entry / Walking Path
- Egress Exit Pathway
- Solid Waste Collection Path



ALTERNATIVE 2

Gross Floor Area - 37,836 SF

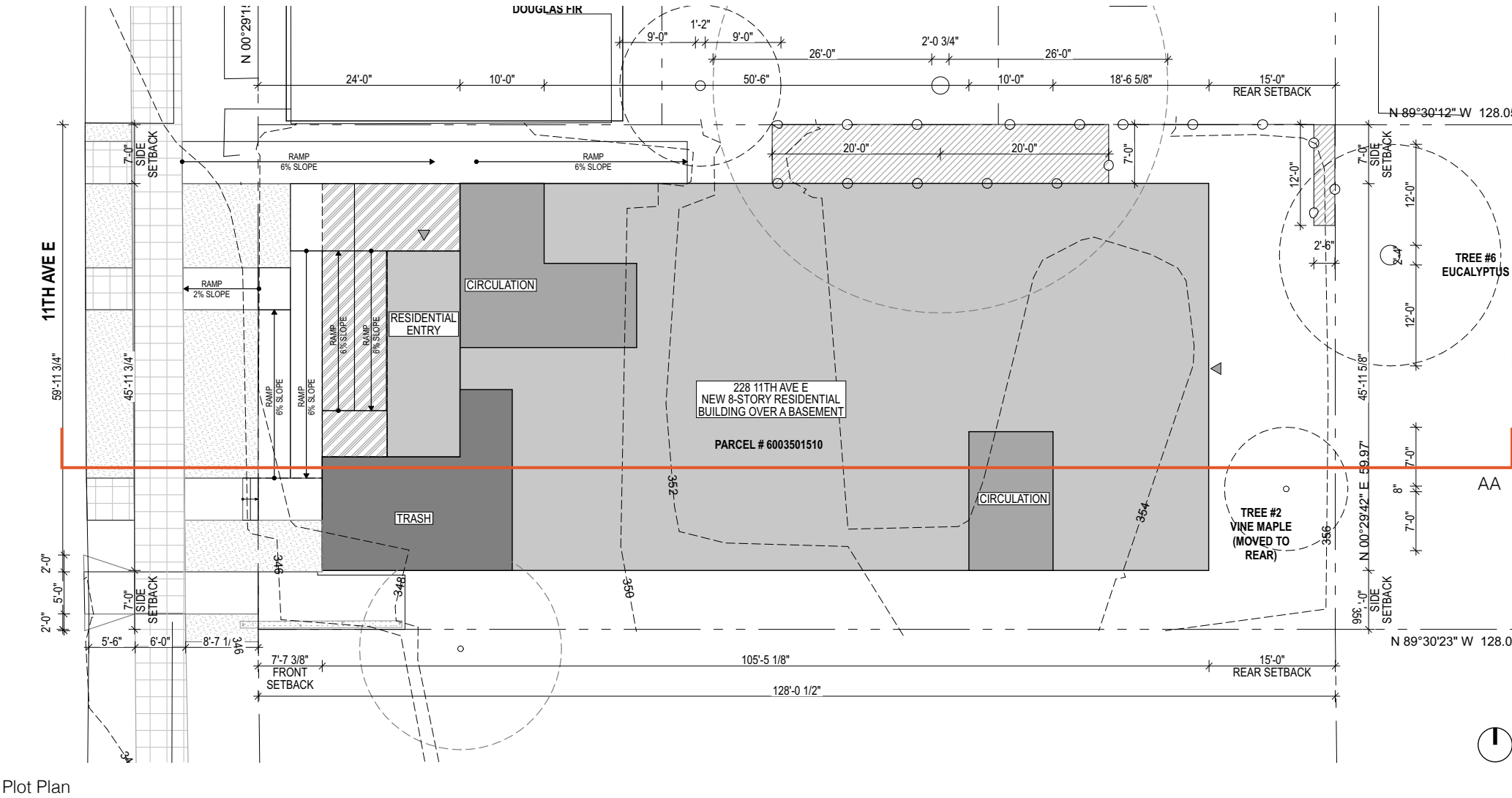
- Gross Floor Area - 38,950 sf
- Above Grade Area - 34,359 sf
- Partially Below Grade Area - 4,591 sf
- # of Units - 73, 25 SEDU's and 48 1-Bedroom apartments
- Commercial Space - N/A
- # of Parking Stalls - 0
- # of Bicycle Parking Spaces - 72 (68 long-term, 4 short-term)

Advantages:

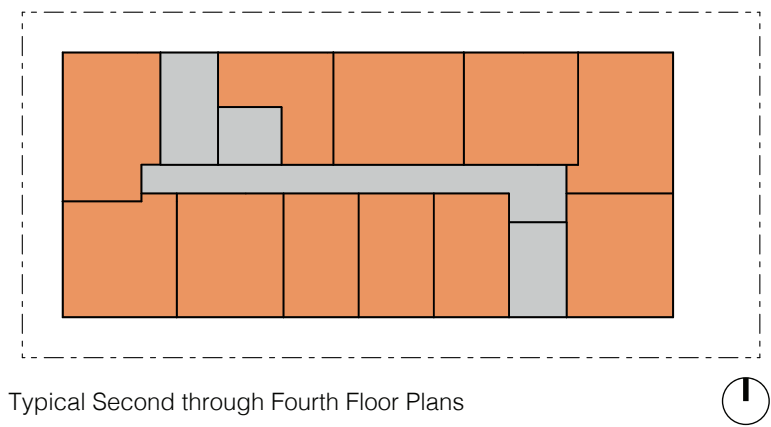
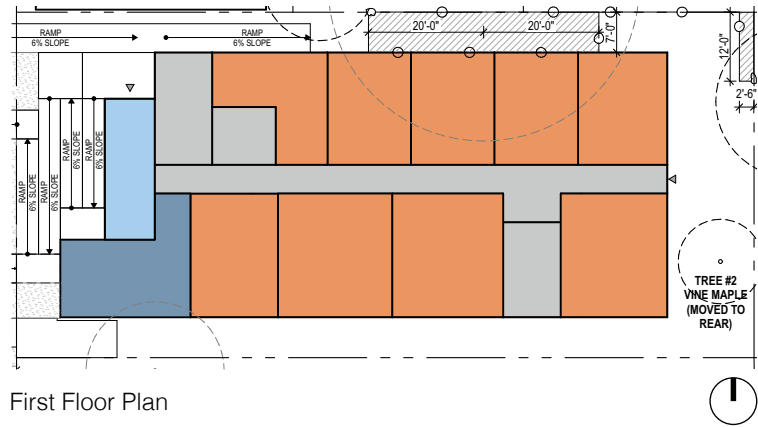
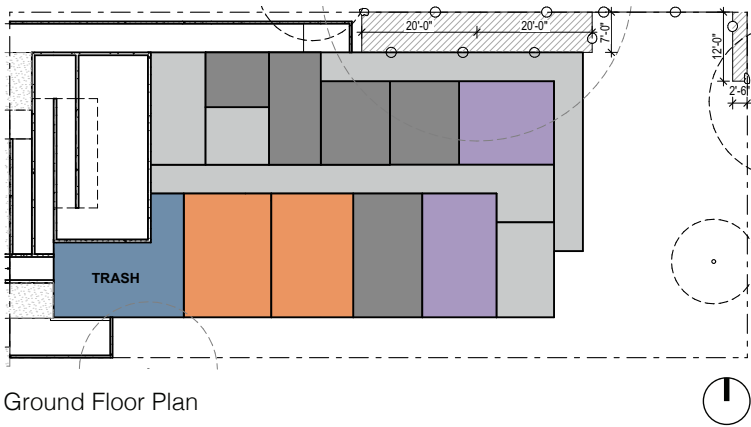
- Simpler massing strategy eliminates the units at the eighth floor and reduces the impact on adjacent sites in response to height, bulk, and scale concerns.
- Recessed entry is articulated as part of the massing design concept.

Issues

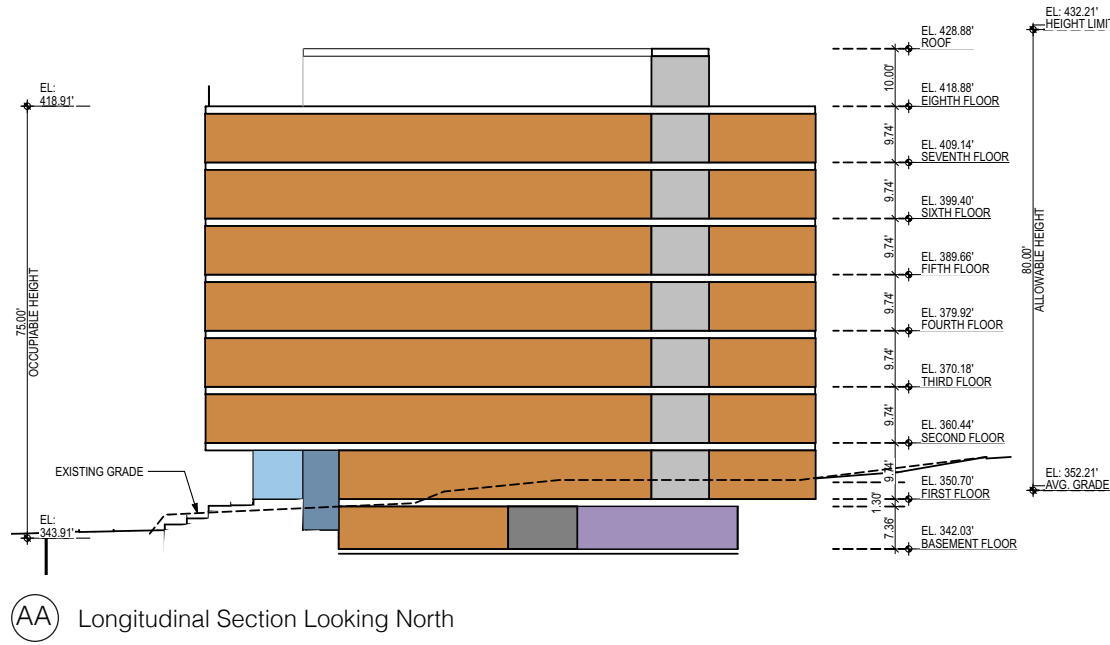
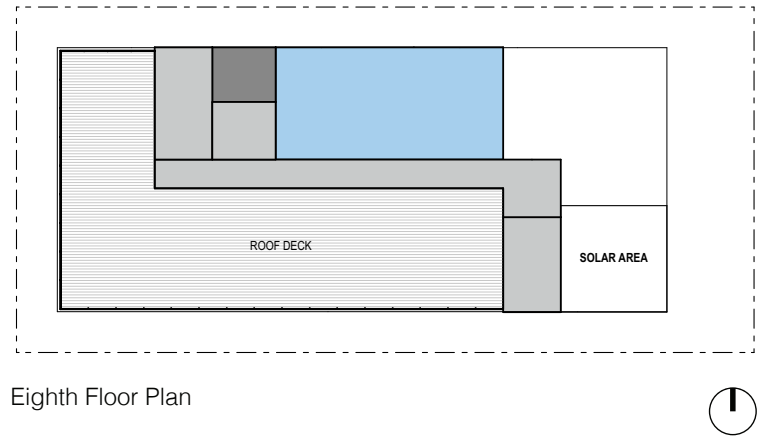
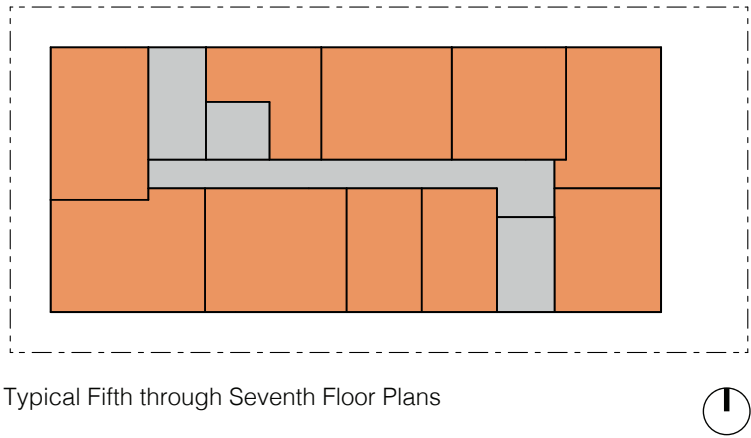
- Requires departures from side setback requirement above 42 feet.



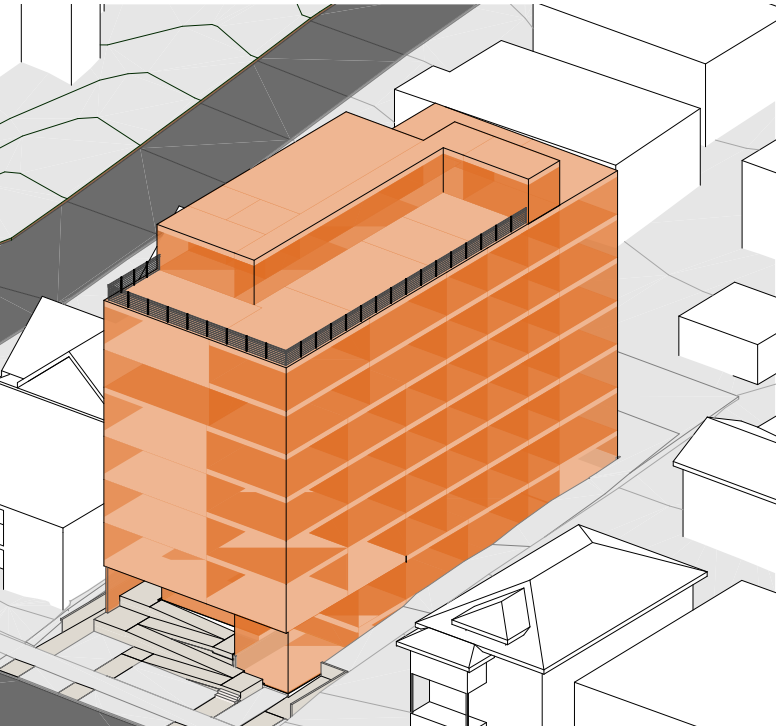
ALTERNATIVE 2



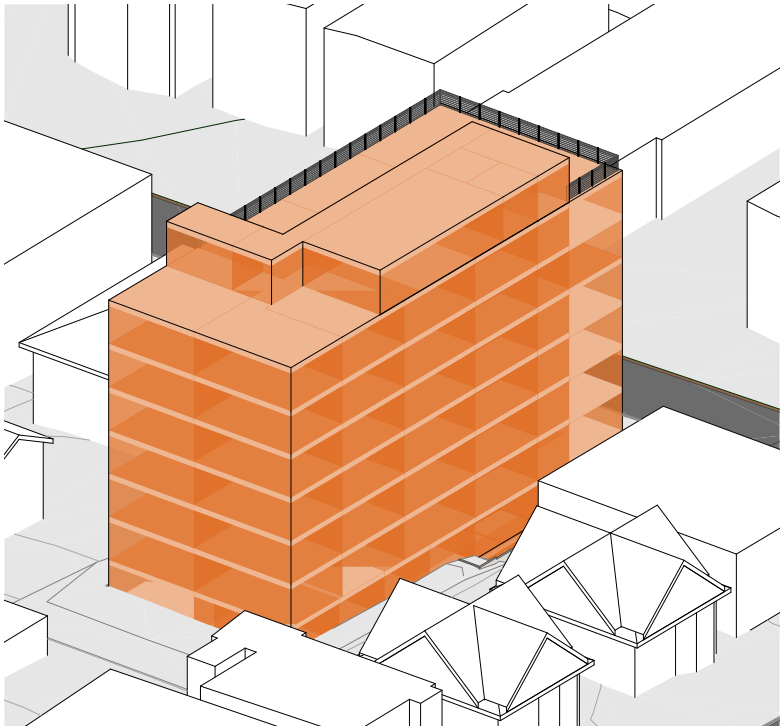
- Legend:**
- Apartment Unit
 - Circulation
 - Lobby
 - Trash Room
 - Service
 - Bike Parking



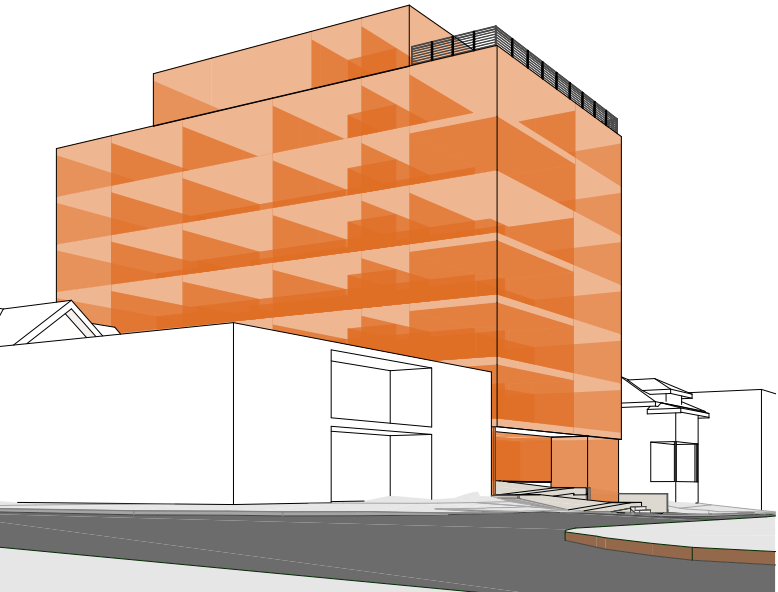
ALTERNATIVE 2



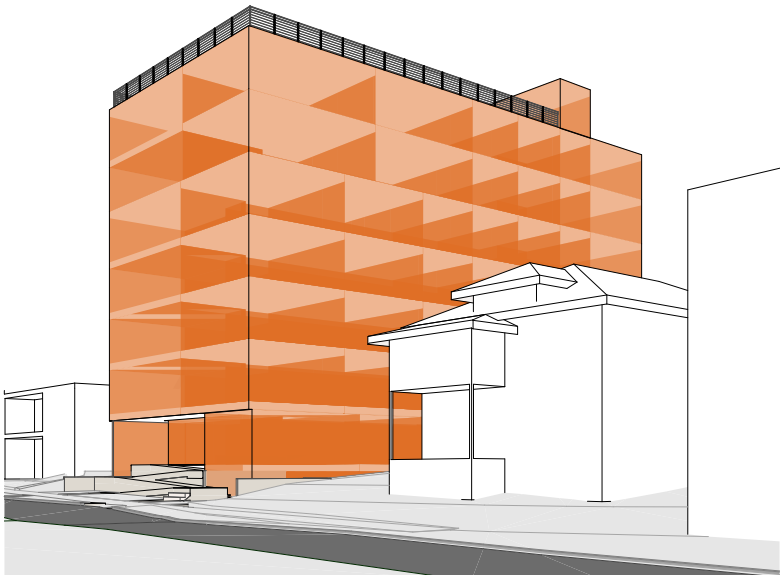
1 Aerial view looking Northeast



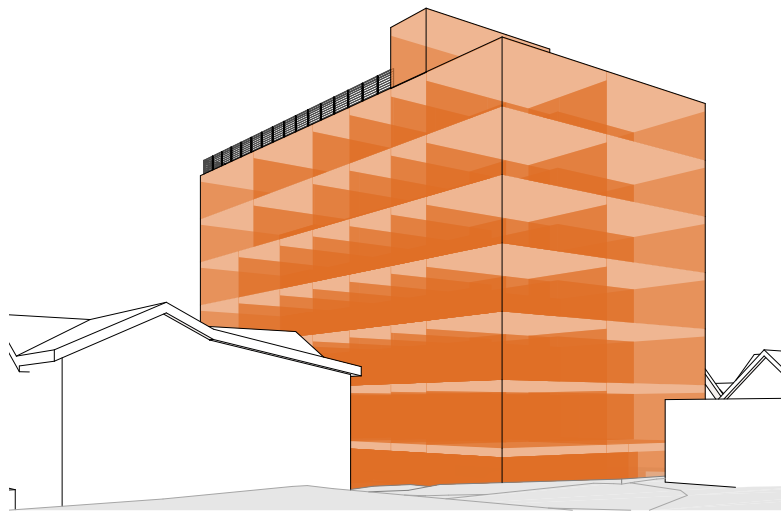
2 Aerial view looking Southwest



3 Street view looking Southeast



4 Street view looking Northeast



5 View looking Northwest

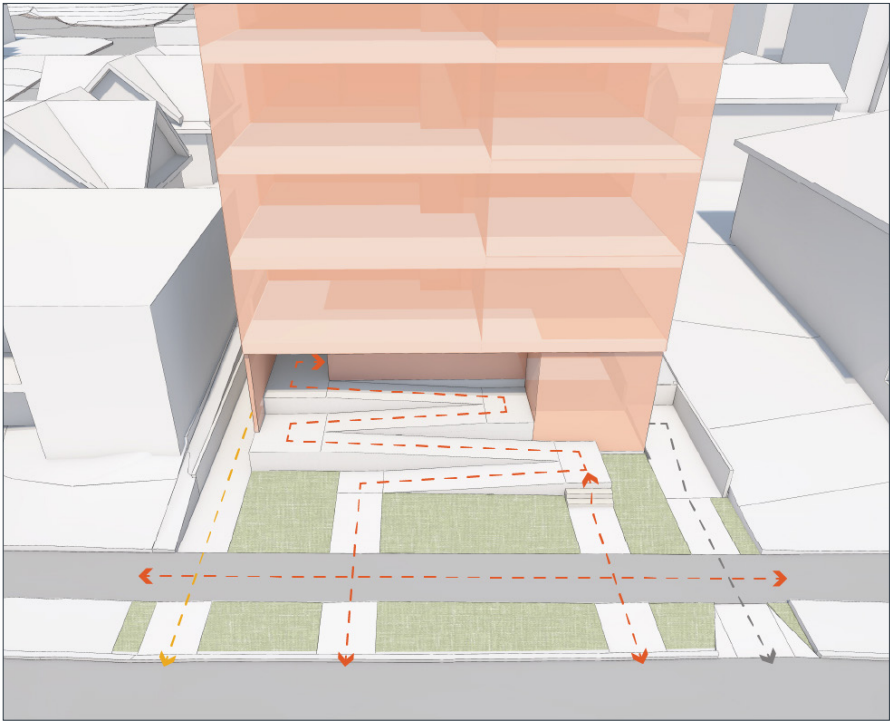
ALTERNATIVE 2

ALTERNATIVE 2

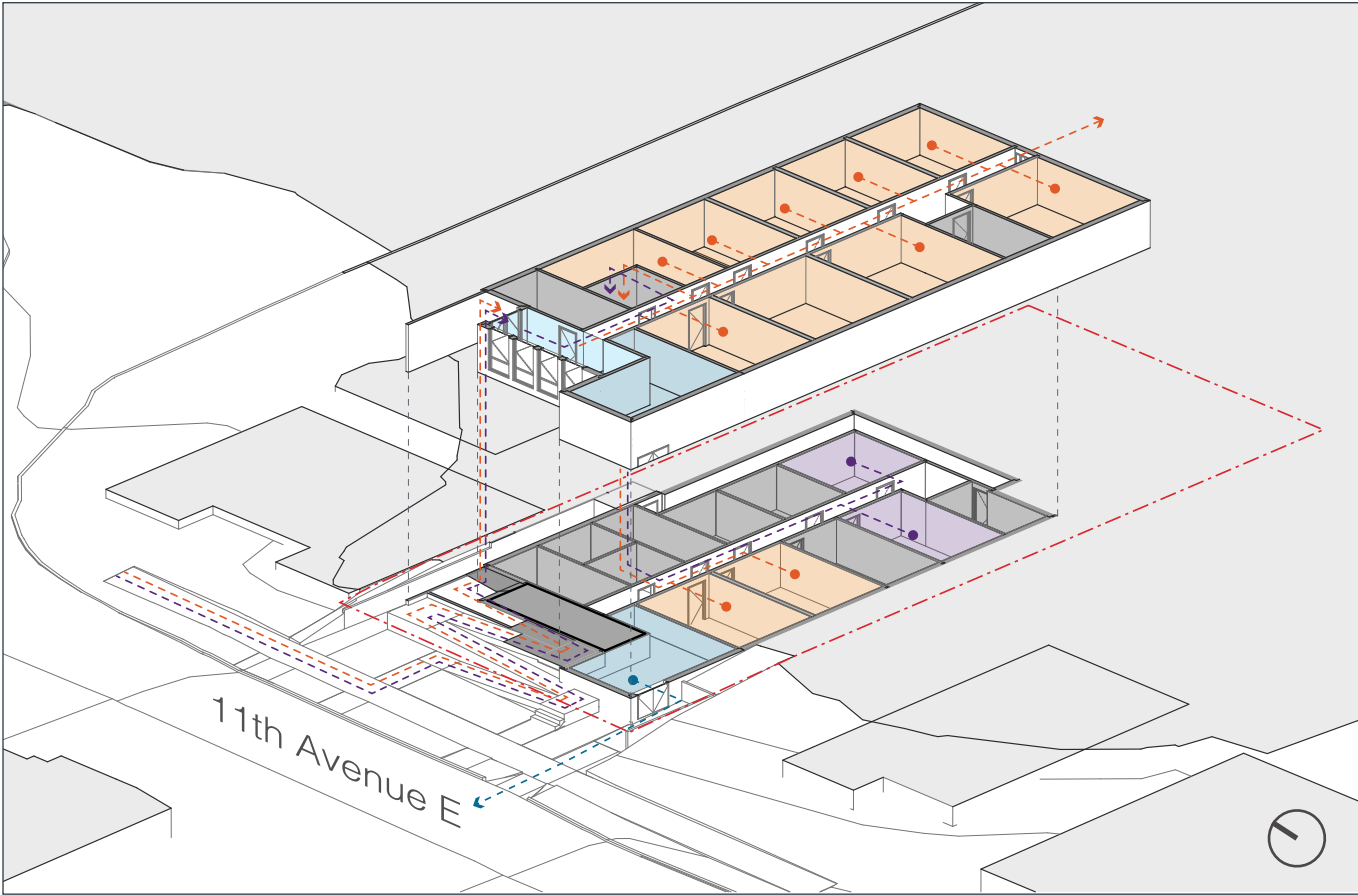
- Building Entry is located between the partially below grade Ground Floor and the raised First Floor, slightly above the sidewalk grade.
- Access to Entry is via exterior ramps in the front setback. The Entry connects up to the First Floor via a series of interior ramps.
- Service and Utility spaces including shared bike parking are located in the below grade Ground floor, accessible by elevator from the First Floor.
- Solid Waste Storage Room is located at grade with exterior access only for residents and Waste Contractor pick up. No staging is necessary.
- Shared Pedestrian and bicycle access.

Legend:

- Apartment Unit
- Circulation
- Lobby
- Trash Room
- Service
- Bike Parking



- Pedestrian Entry / Walking Path
- Egress Exit Pathway
- Solid Waste Collection Path



ALTERNATIVE 3 (PREFERRED)

Gross Floor Area - 38,950 SF

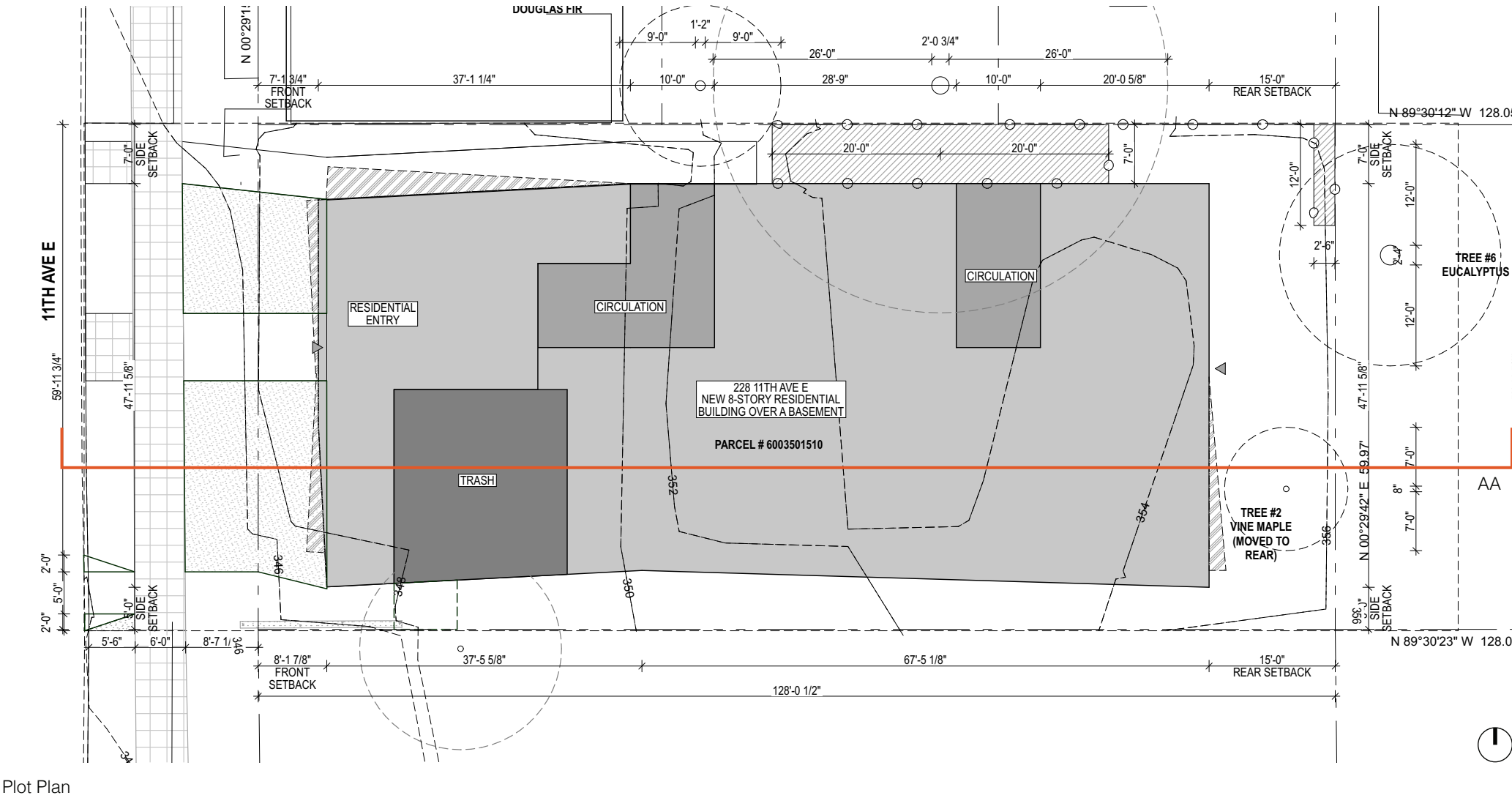
- Gross Floor Area - 38,985 sf
- Above Grade Area - 34,151 sf
- Partially Below Grade Area - 4,834 sf
- # of Units - 70, 16 SEDU's, 48 1-Bedroom apartments, and 6 2-Bedroom apartments
- Commercial Space - N/A
- # of Parking Stalls - 0
- # of Bicycle Parking Spaces - 69 (65 long-term, 4 short-term)

Advantages:

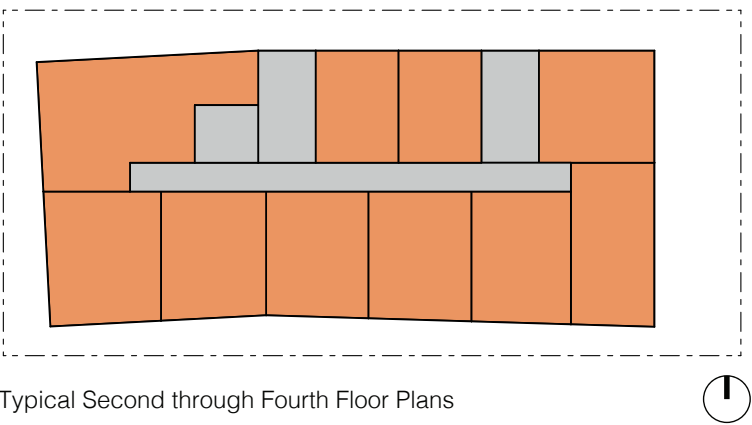
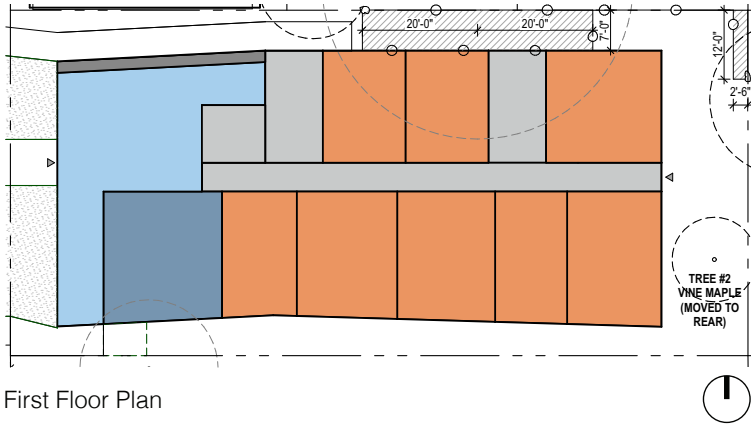
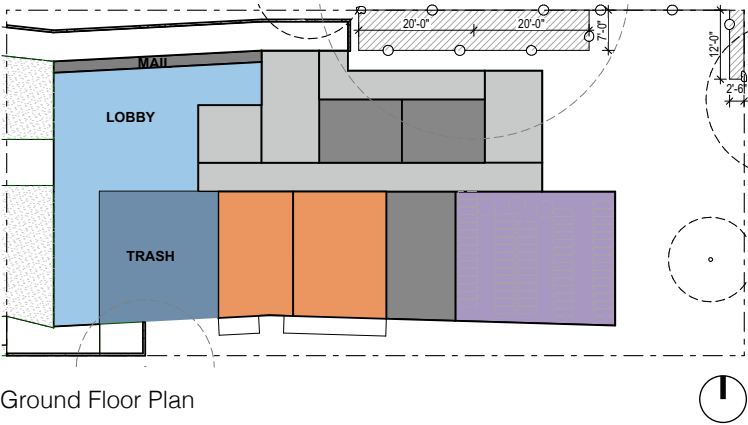
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- Sculpted angled facade treatment evolves the simplistic massing approach of Alternative 2, which is consistent at all four project facades
- Dynamic massing concept adds visual interest and subtle articulation for all facades.
- High quality materials, responsive to the architectural concept, are proposed to be featured at all publicly visible facades.

Issues

- Requires departures from side and rear setback requirements above 42 feet, and from side setback requirement to the south below 42 feet.

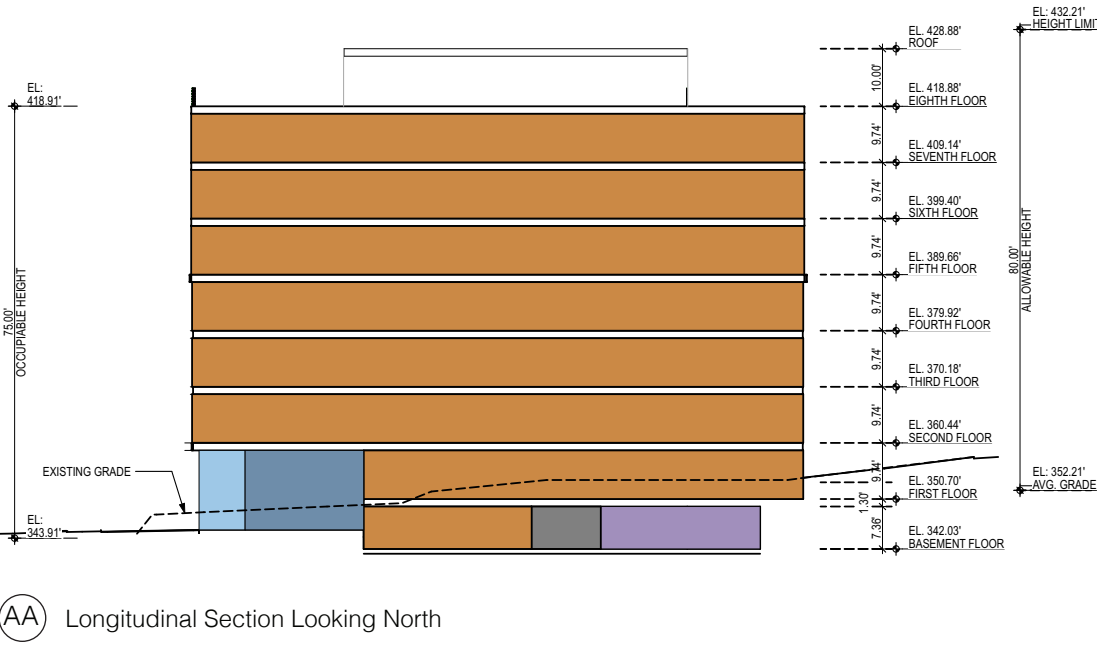
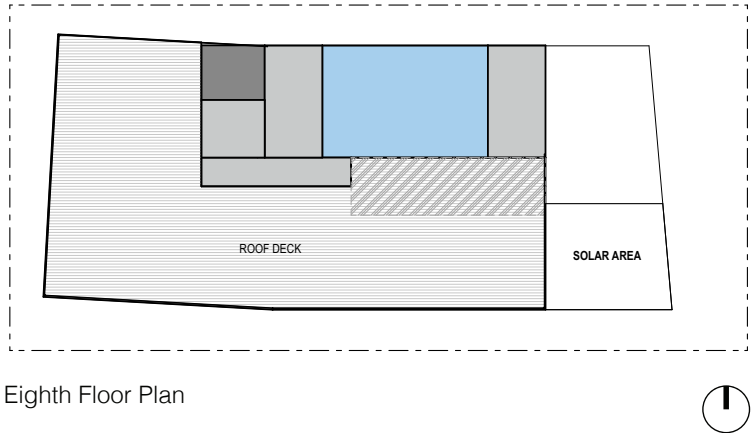
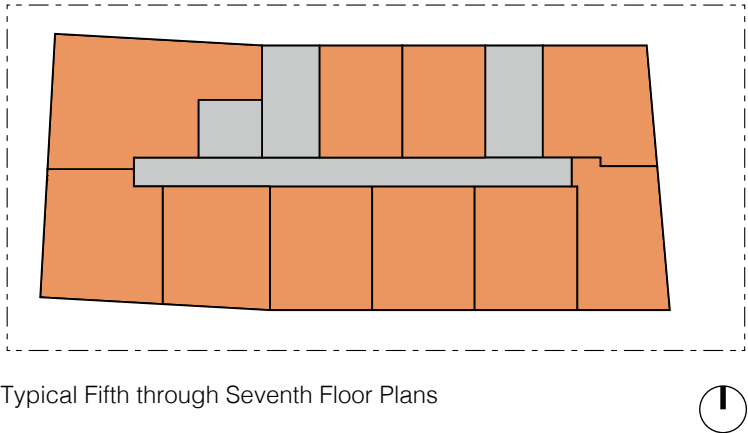


ALTERNATIVE 3 (PREFERRED)

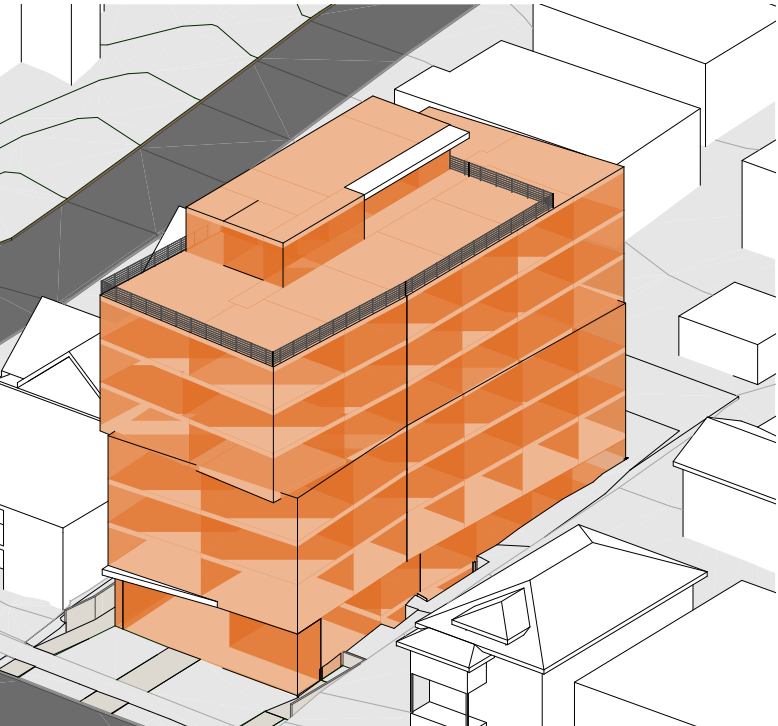


Legend:

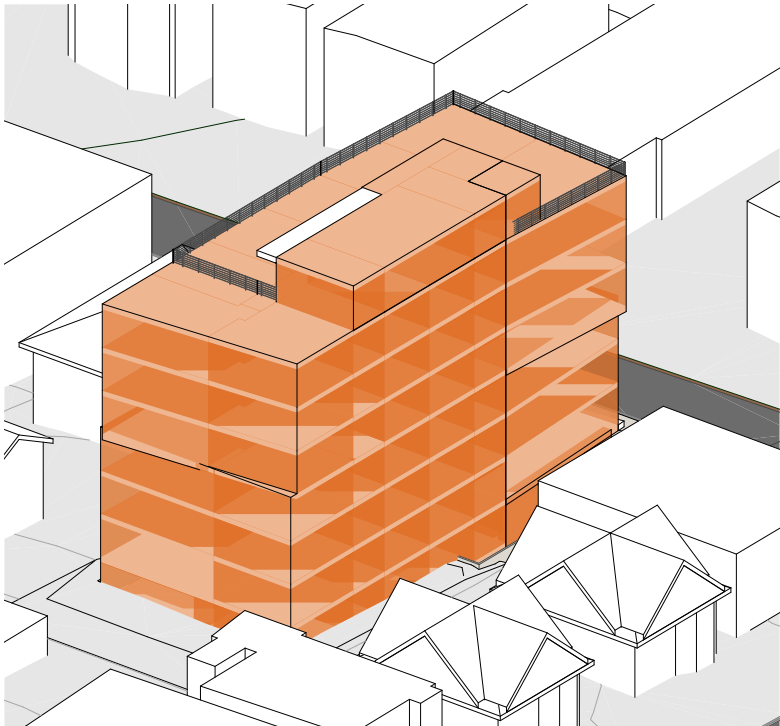
- Apartment Unit
- Circulation
- Lobby
- Trash Room
- Service
- Bike Parking



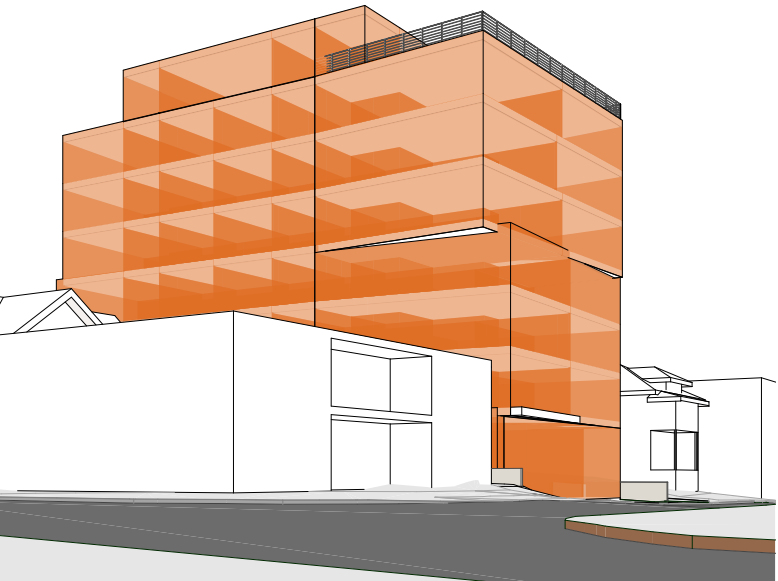
ALTERNATIVE 3 (PREFERRED)



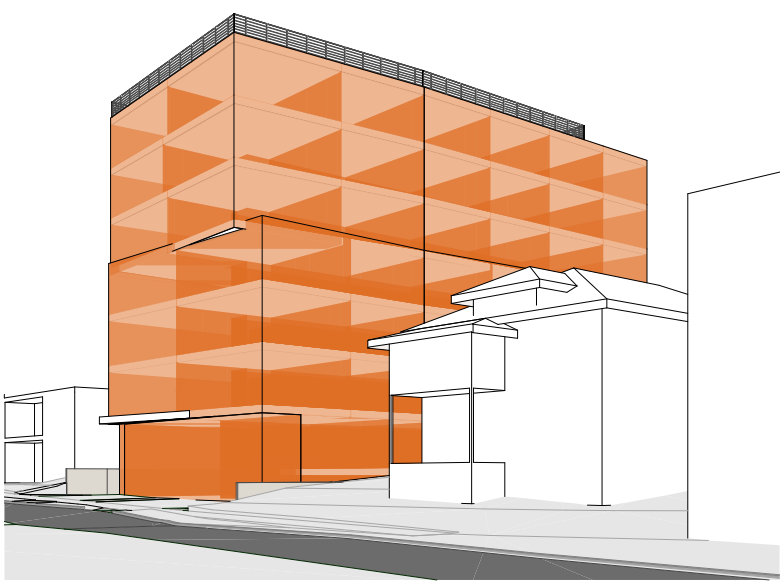
1 Aerial view looking Northeast



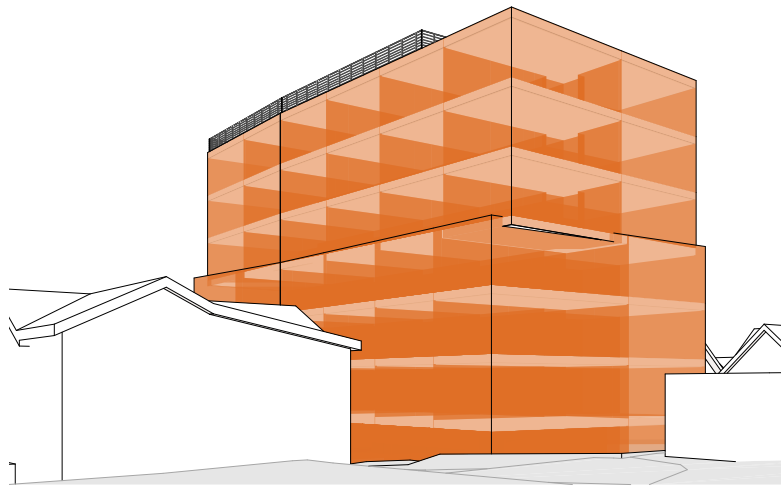
2 Aerial view looking Southwest



3 Street view looking Southeast



4 Street view looking Northeast



5 View looking Northwest

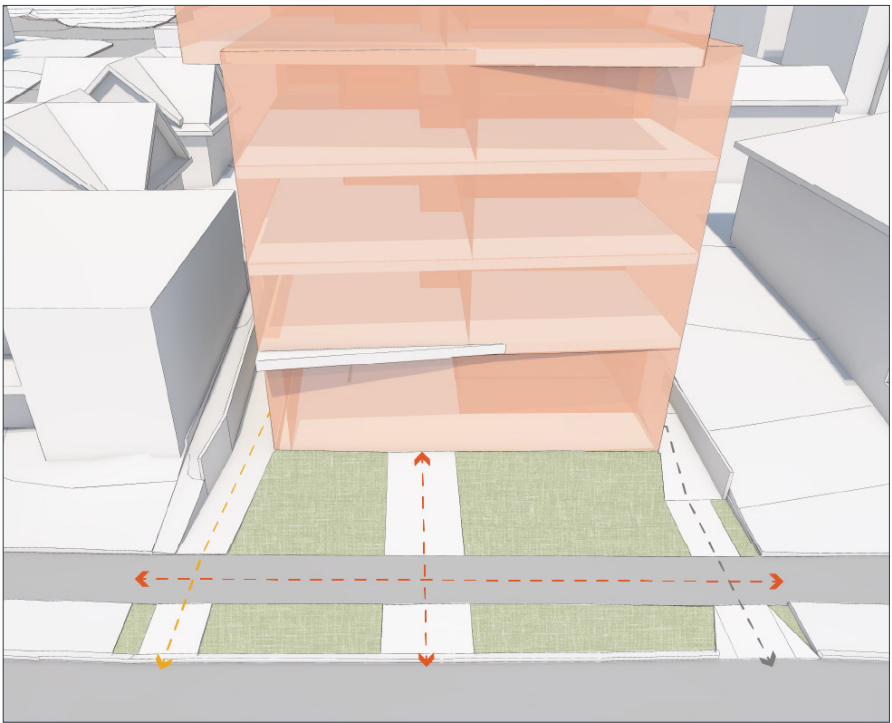
ALTERNATIVE 3 (PREFERRED)

ALTERNATIVE 3

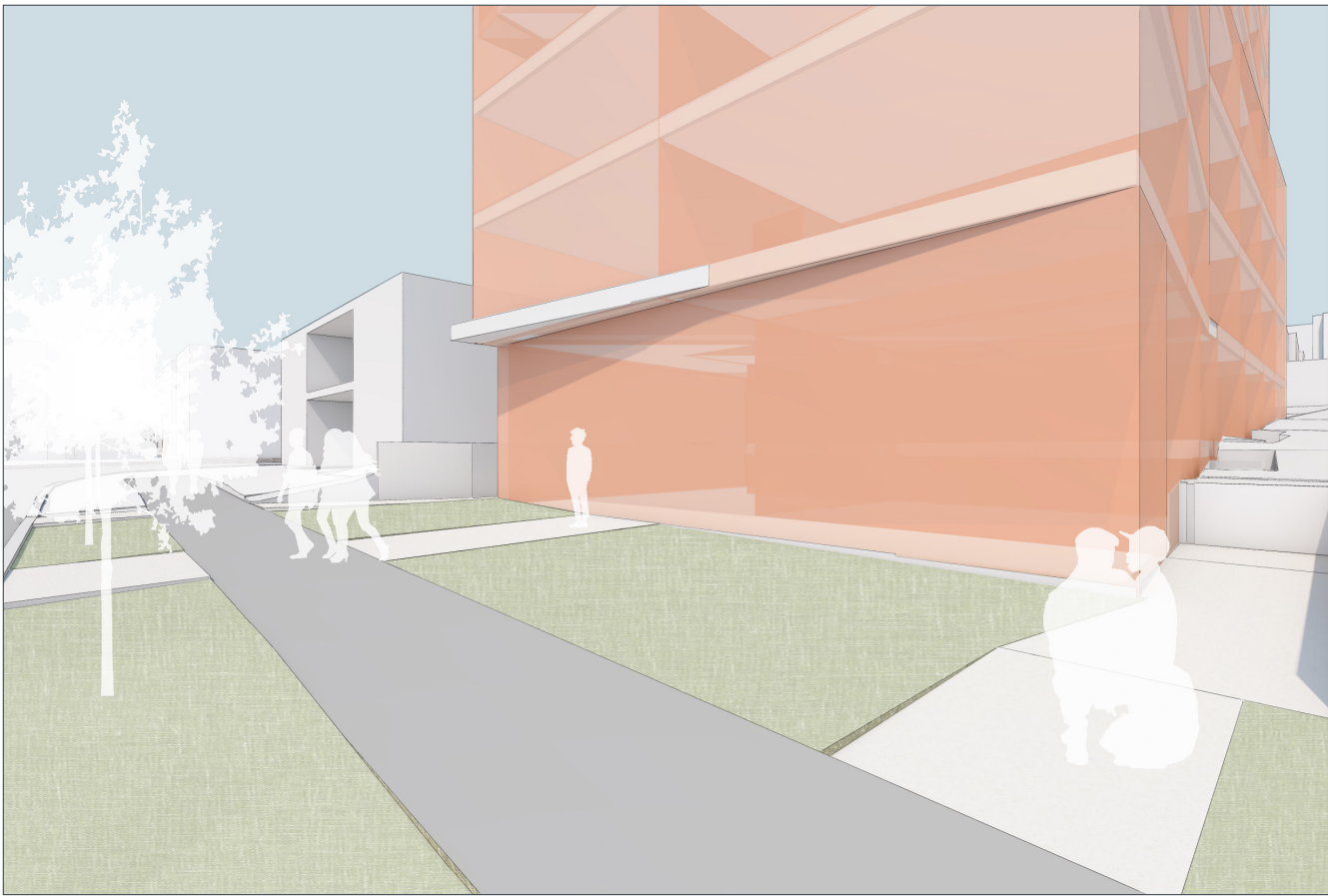
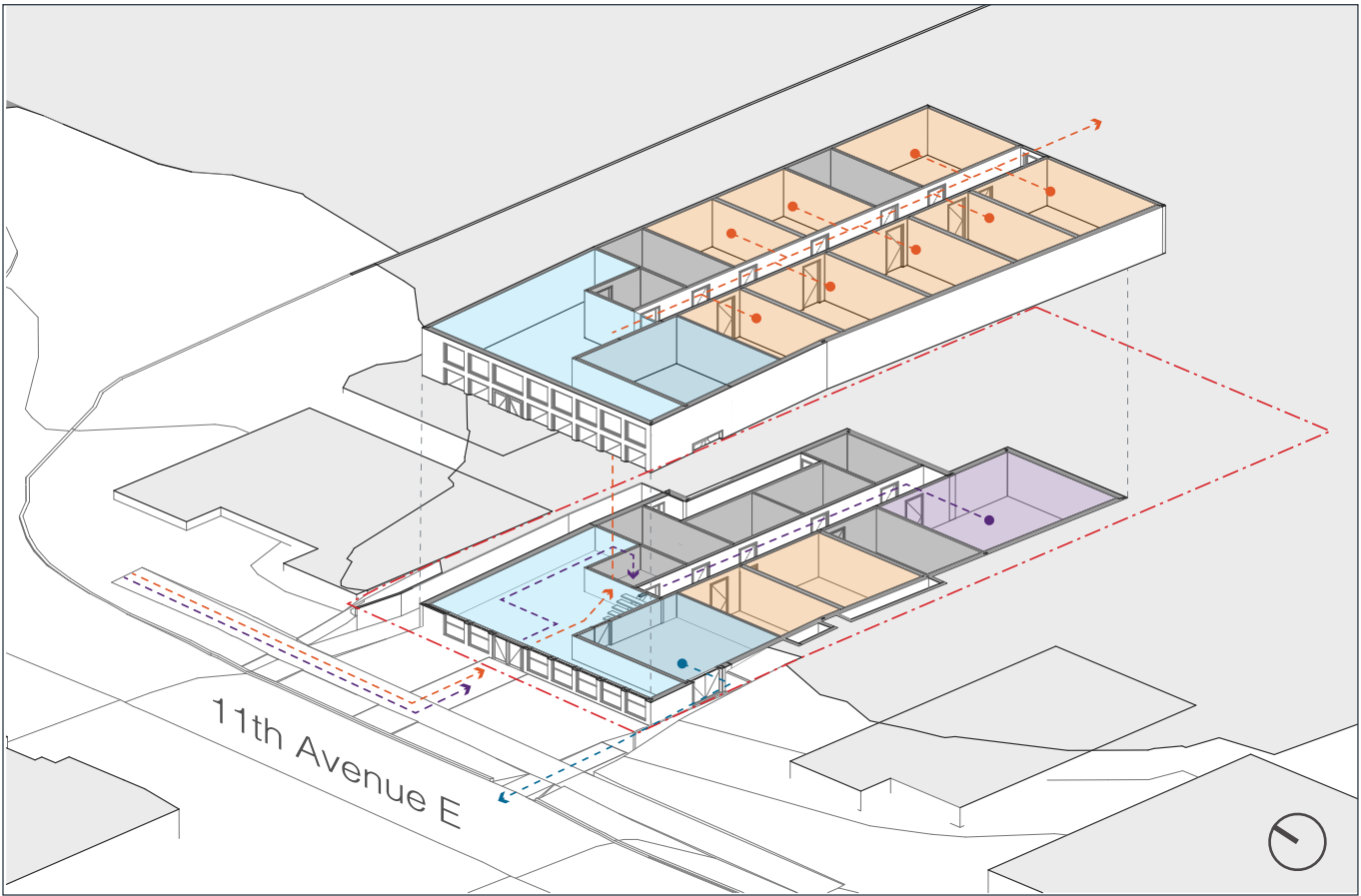
- Building Entry is located at the sidewalk grade with no ramps required for entry. The grade change is addressed internally using an elevator with a half floor stop.
- Elevator provides access to the Ground Floor below grade to access most Service and Utility spaces.
- Solid Waste Storage Room is located at the sidewalk grade and connects to the Entry internally for resident access and to the sidewalk directly at the exterior for the Waste Contractor access. Not staging is necessary.
- Shared Pedestrian and bicycle access.

Legend:

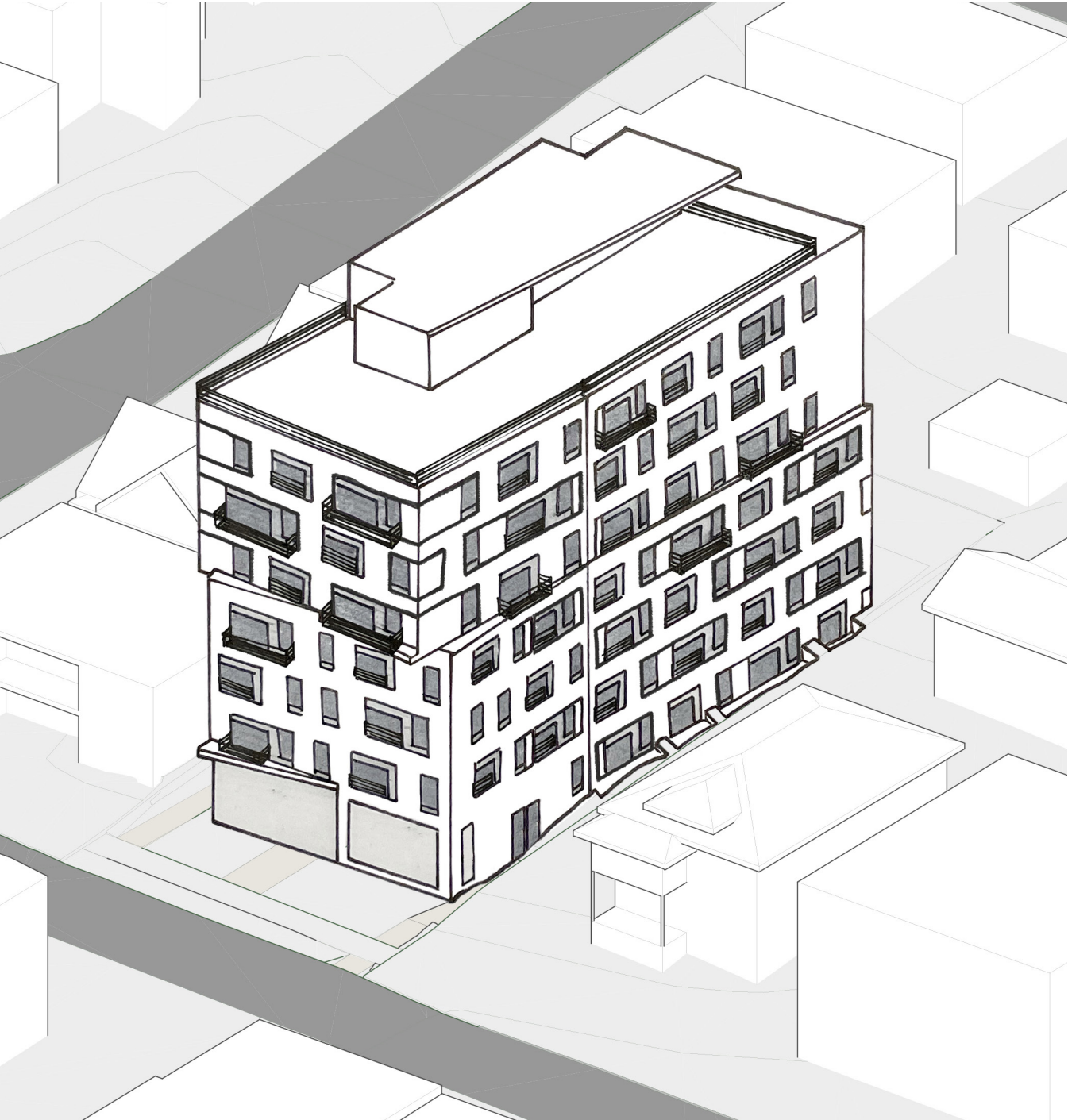
- Apartment Unit
- Circulation
- Lobby
- Trash Room
- Service
- Bike Parking



- Pedestrian Entry / Walking Path
- Egress Exit Pathway
- Solid Waste Collection Path



SCHEMATIC DESIGN STRATEGY



Concept Sketch

1/
SIMPLISTIC MASSING WITH TEXTURED
FACADE ADDS RHYTHM AND DEPTH
High-quality masonry cladding, rhythmic openings and secondary architectural features add texture and depth to the facade. The composition of elements creates a well-scaled and subtle pattern that suggests occupation and movement.



1 Harvard Denny
workshop AD
Seattle, Washington
Mixed Use Apartments
Under Construction

2/ DYNAMIC MASSING WITH TEXTURED MATERIAL AND FENESTRATION PATTERN

High quality material expression combined with irregular openings and decks create rhythm and visual interest.



② Krøyer Square
Cobe and Vilhelm Lauritzen Architects
Copenhagen, Denmark
Housing
2016

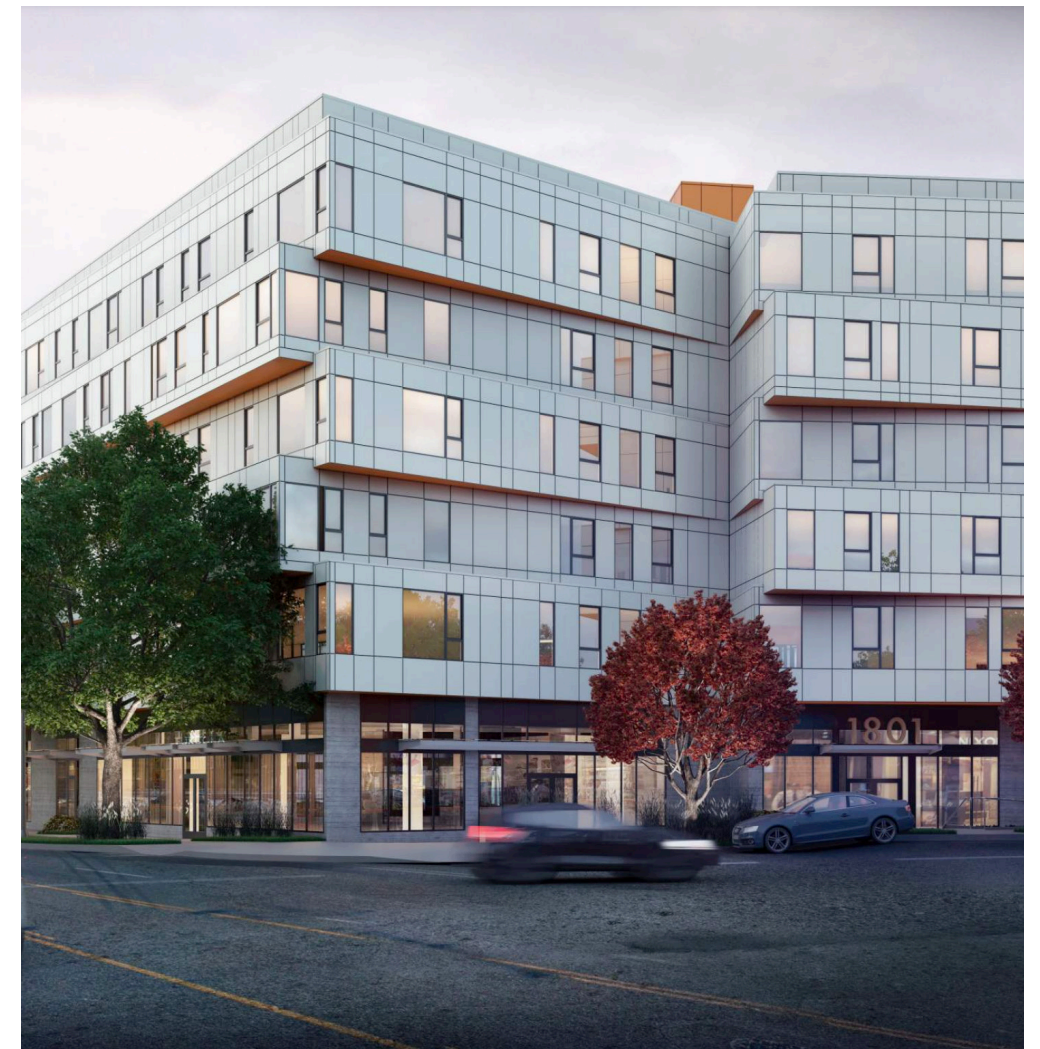
3/ ANGLED FACADE ENHANCES SIMPLE MASSING

Overall massing features shifted volumes, reducing the perceived bulk of structure while creating depth in the facade.



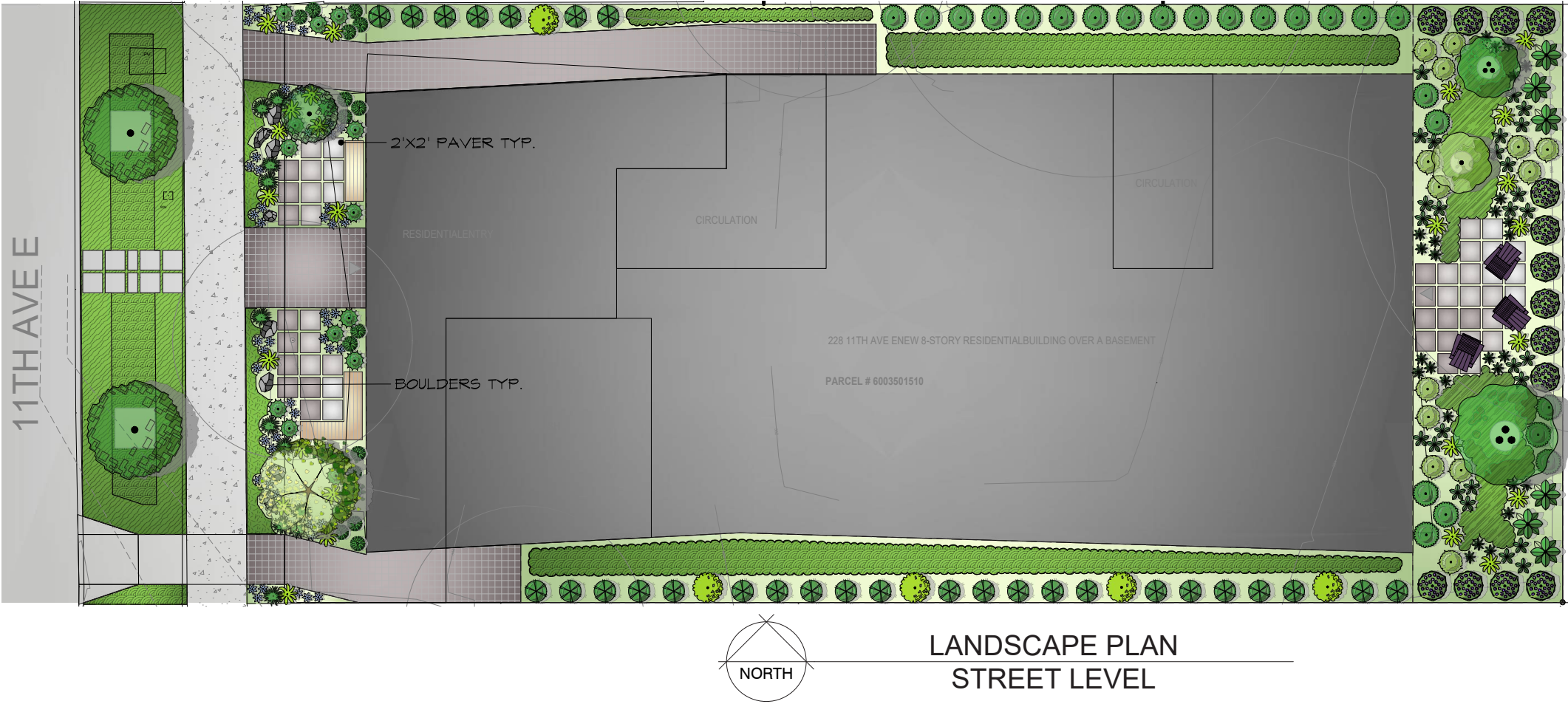
4/ ANGLED FORMS SHIFT TO CREATE DEPTH

Alternating floors rotate slightly to create depth and visual interest.



③ 1801 Rainier Avenue
mas | architecture
Seattle, Washington
Mixed-Use
2021

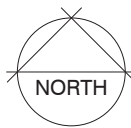
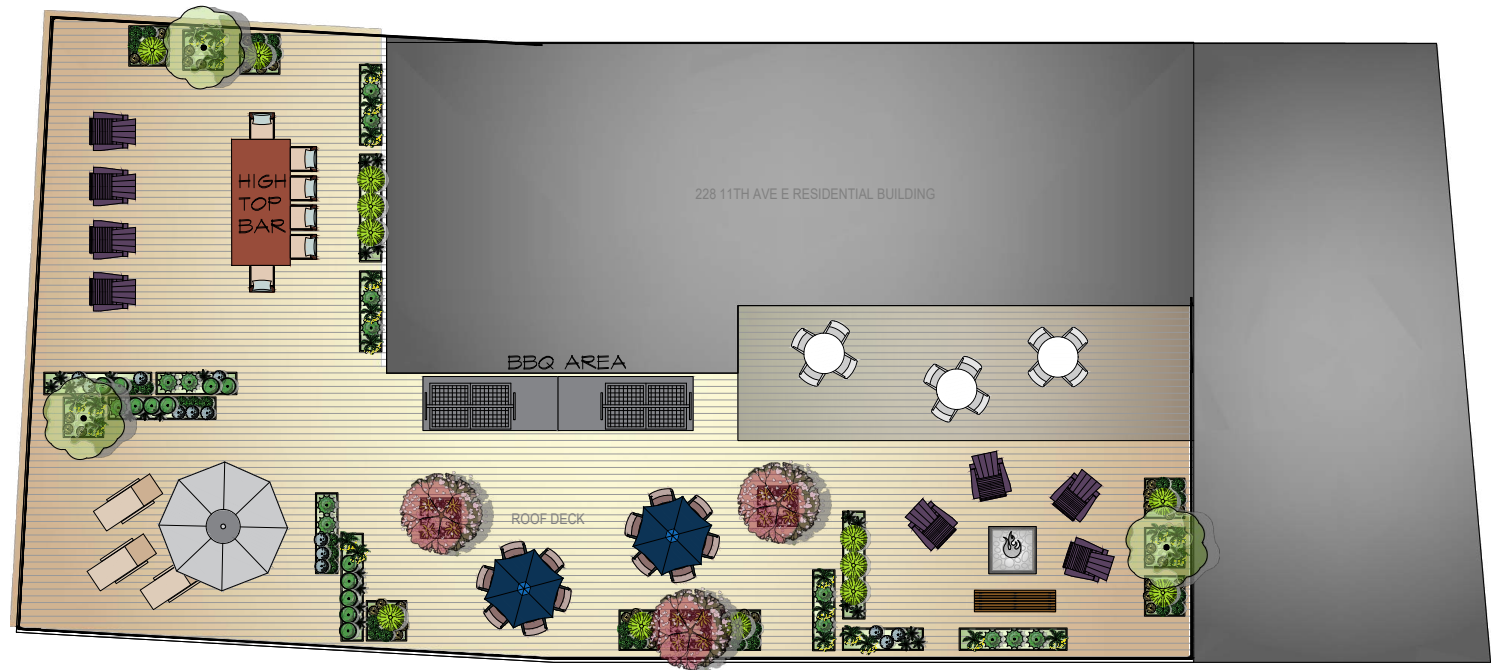
ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN



PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lillyturf
	<i>Mahonia x media</i> 'Charity' / Mahonia
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo
	<i>Ophiopogon planiscapus</i> 'Nigrescens' / Black Mondo Grass
	<i>Pennisetum alopecuroides</i> 'Hameln' / Hameln Dwarf Fountain Grass
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Rhododendron x 'Ramapo'</i> / Ramapo Rhododendron
	<i>Ribes sanguineum</i> / Red Flowering Currant
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca
	<i>Taxus x media</i> 'H.M. Eddie' / H.M. Eddie Yew
PLANTERS	BOTANICAL / COMMON NAME
	<i>Brunnera macrophylla</i> 'Silver Heart' / Siberian Bugloss
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Cupressus macrocarpa</i> 'Wilma Goldcrest' / Wilma Goldcrest Cypress
	<i>Dryopteris crassirhizoma</i> / Thick Wood Fern
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Hebe x 'Red Edge'</i> / Hebe
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lillyturf
	<i>Lysimachia nummularia</i> 'Aurea' / Golden Creeping Jenny
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo

ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE PLAN
ROOF PLAN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	<i>Acer circinatum</i> / Vine Maple
	<i>Acer griseum</i> / Paperbark Maple
	<i>Acer palmatum</i> 'Bloodgood' / Bloodgood Japanese Maple
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	Existing Vine Maple Transplanted from front
	<i>Fagus sylvatica</i> 'Asplenifolia' / Fernleaf Beech Street Tree
	<i>Hamamelis virginiana</i> / Witchhazel
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Pachysandra terminalis</i> / Japanese Spurge
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Sagina subulata</i> / Irish Moss
	<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle

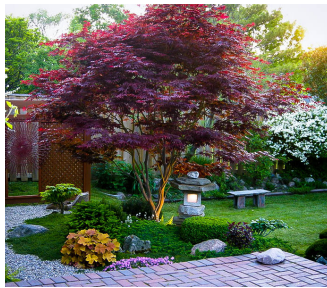
ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN



Vine Maple



Paperback Maple



Bloodgood Japanese Maple



Autumn Brilliance Serviceberry



Siberian Bugloss



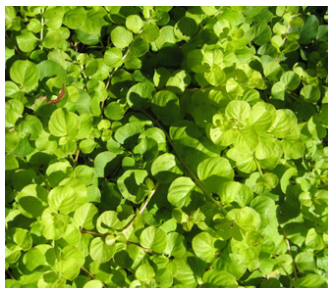
Wilma Goldcrest Cypress



Thick Wood Fern



Fernleaf Beech



Golden Creeping Jenny



Hakonechloa Macra Aureola



Arnold Promise Witch Hazel



Hameln Dwarf Grass



Red Edge Hebe



Columnar Japanese Holly



Karl Forester Grass

ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN



Rainbow Drooping Featherbush



Lily Turf



Tall Mahonia Cherry



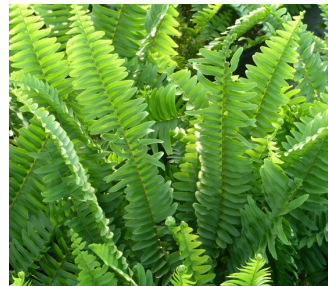
Gulf Stream Heavenly Bamboo



Black Mondo Grass



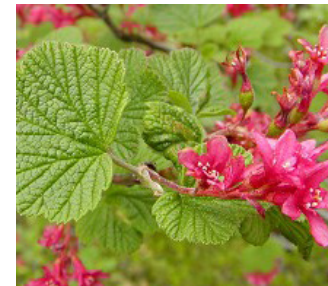
Green Sheen Japanese Spurge



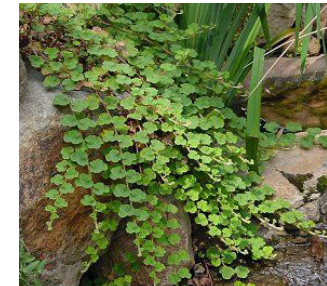
Western Sword Fern



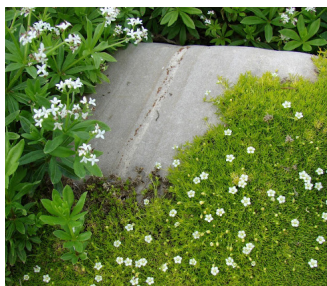
Rhododendron Ramapo



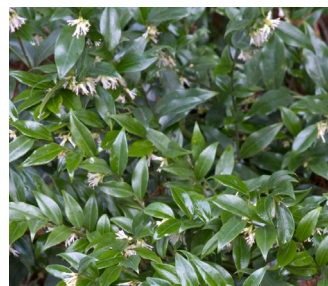
Red Flowering Currant



Creeping Bramble



Irish Moss



Fragrant Sweetbox



HM Eddie Yew



Bowles Common Periwinkle

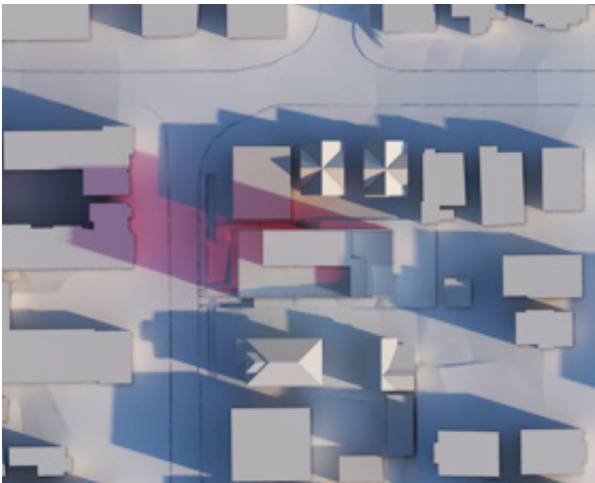
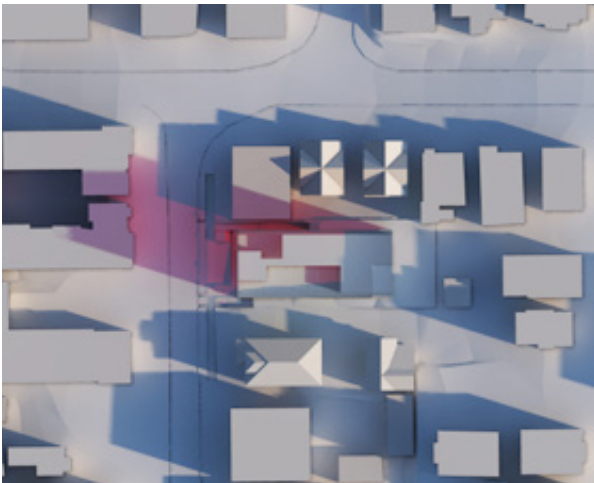
SHADOW STUDIES

MAR / SEPT21 ALTERNATIVE 1

ALTERNATIVE 2

ALTERNATIVE 3

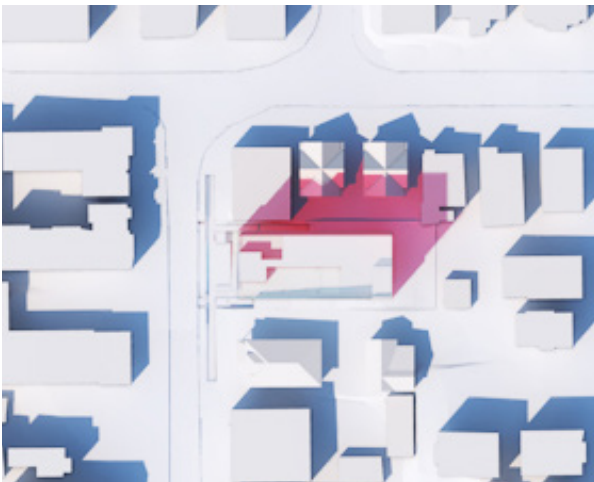
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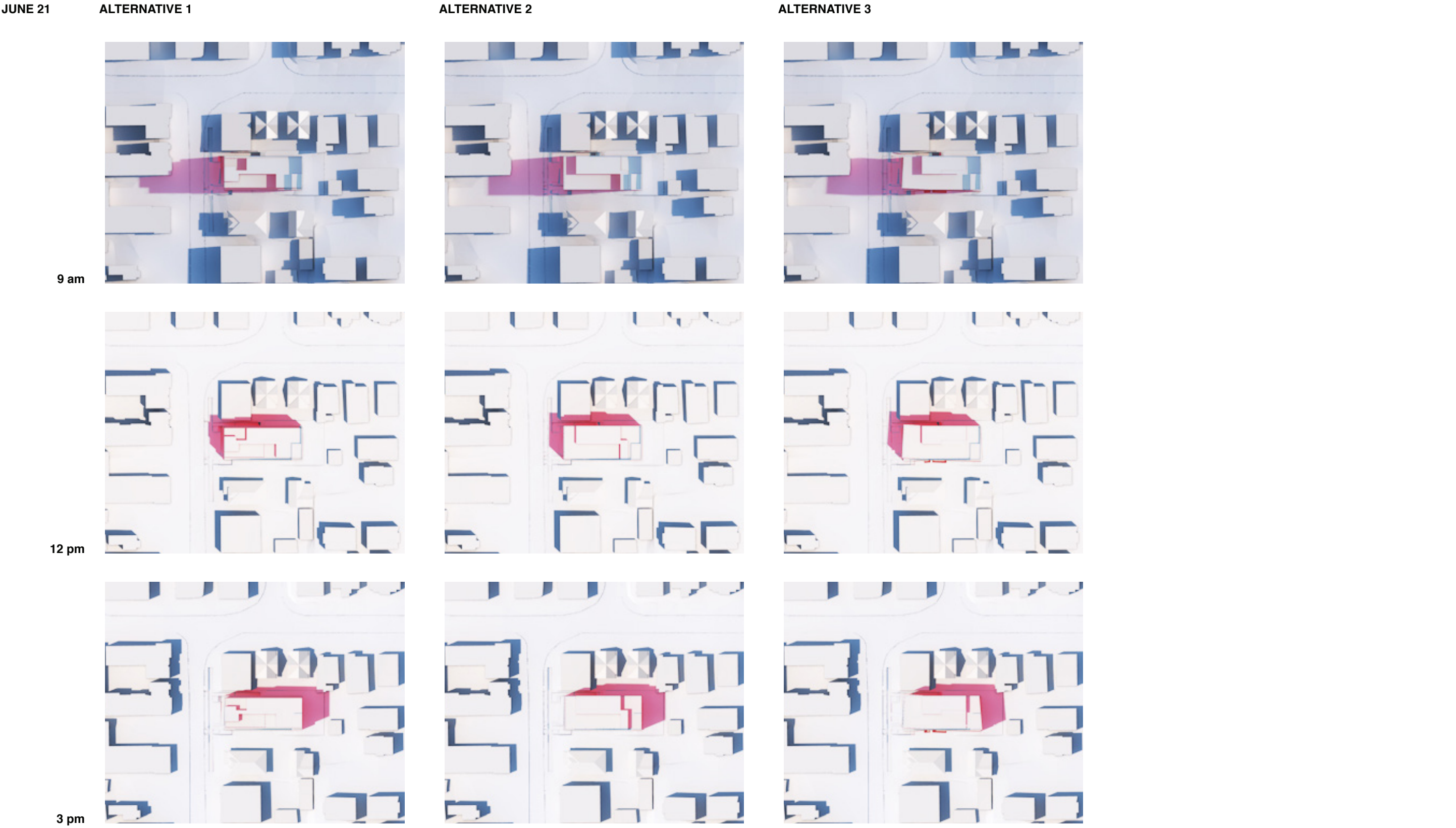
12 pm



3 pm



SHADOW STUDIES



SHADOW STUDIES

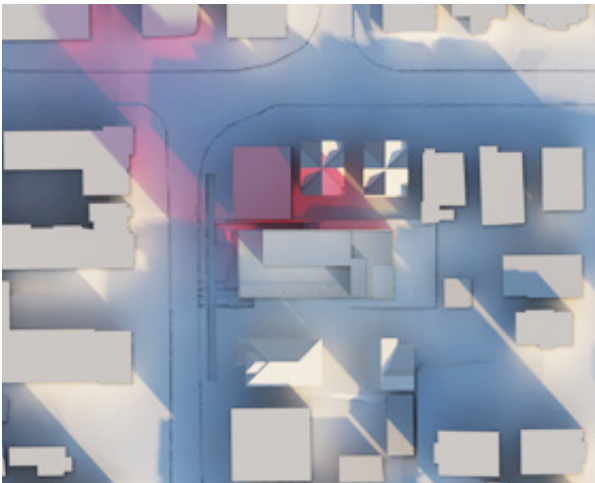
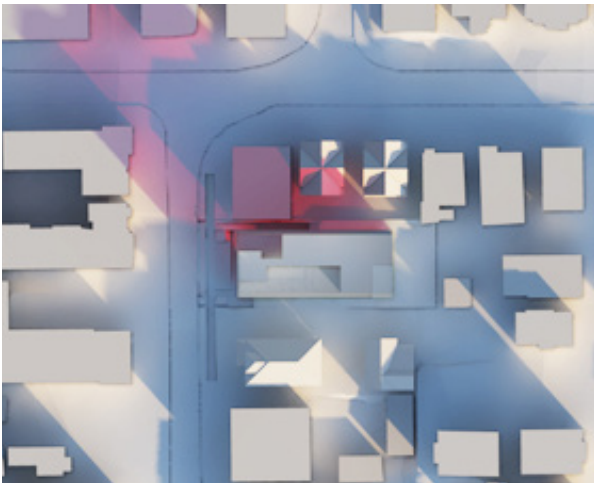
DEC 21

ALTERNATIVE 1

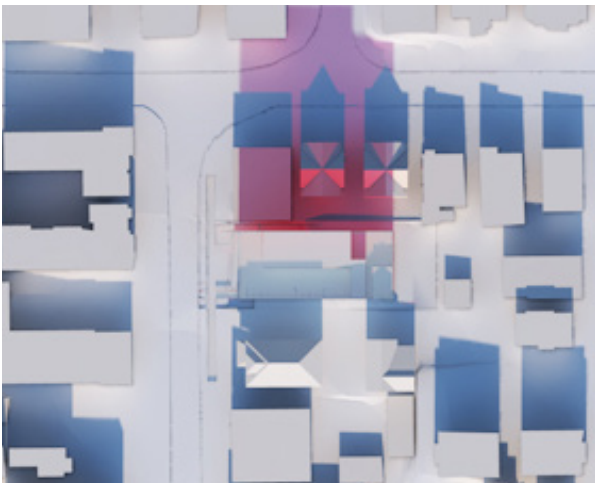
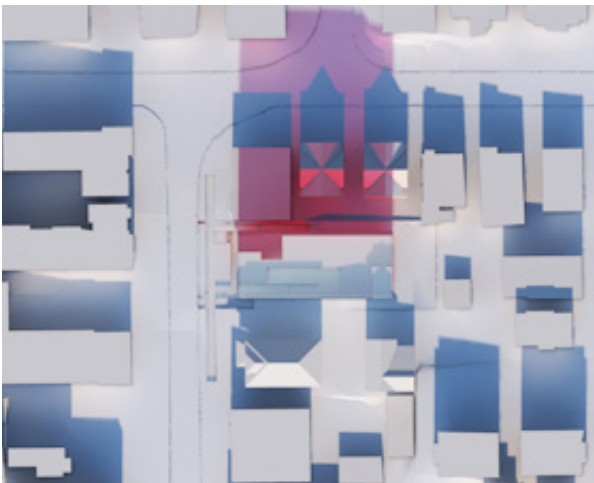
ALTERNATIVE 2

ALTERNATIVE 3

9 am



12 pm



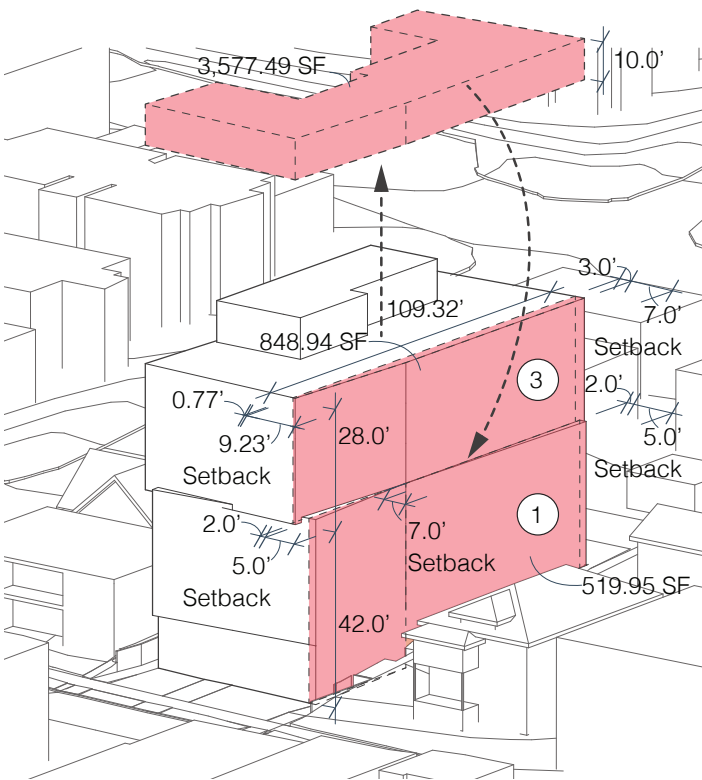
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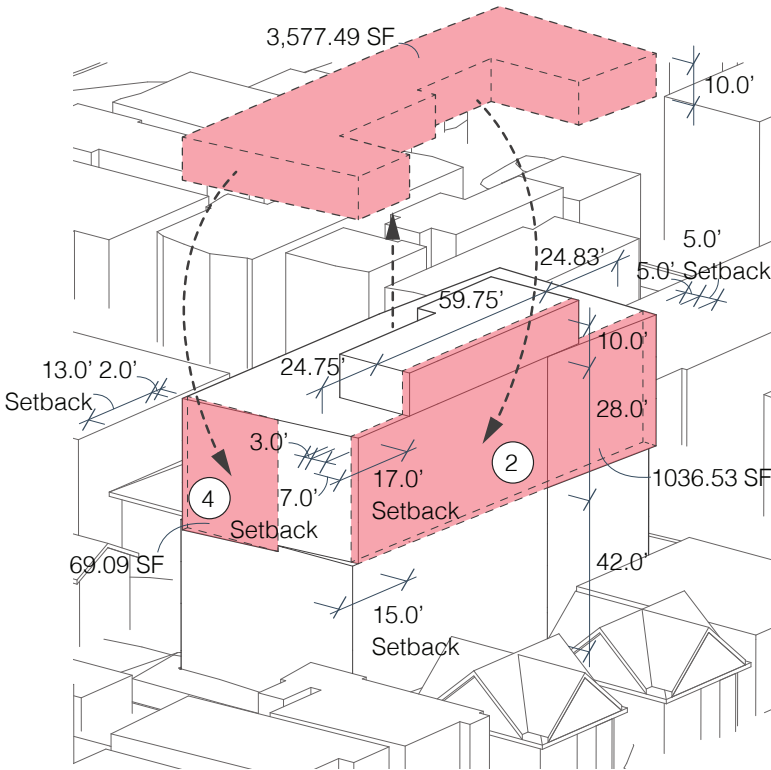
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DEPARTURE MATRIX

ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	SOUTH SIDE SETBACK TABLE B, SMC 23.45.518.	FOR PORTIONS OF A STRUCTURE: 42 OR LESS IN HEIGHT; 7-FOOT AVERAGE, 5-FOOT MINIMUM	6.52-FOOT AVERAGE, 6.9% REDUCTION; 5-FOOT MINIMUM, COMPLIANT	NORTH SIDE SETBACK: AVERAGE REDUCED BY 0.48 FEET; MINIMUM COMPLIANT	THE REDUCTION IN SETBACKS RESULTS FROM FOUR SPECIFIC STRATEGIES TO PRODUCE A FORWARD LOOKING AND DYNAMIC ARCHITECTURAL SOLUTION. THE FIRST IS TO CREATE A PROPOSAL THAT RESPONDS TO THE SITE'S TOPOGRAPHY, LIMITING THE OVERALL HEIGHT ON THE SITE BY SETTING IT BASED ON THE SIDEWALK AND NOT THE HIGHER GRADE AT THE MIDDLE AND REAR OF THE LOT. THE SECOND IS TO CREATE A SIMPLE AND ELEGANT DESIGN THAT FEATURES HIGH-QUALITY MATERIALS ON ALL FACADES CONSISTENT WITH THE PRECEDENTS REPRESENTED IN THE PACKET. THE THIRD IS TO FEATURE SUBTLE ANGLED MODULATION ON ALL FACADES IN ORDER TO CREATE A SCULPTED HOLISTIC DESIGN THAT CONTRIBUTES TEXTURED FACADES TO THE IMMEDIATE NEIGHBORHOOD. THE FOURTH IS TO CREATE A SITE SPECIFIC SOLUTION THAT IS NOT LIMITED BY THE STEPPED SETBACKS OF THE MIDRISE ZONE, WHICH ARE PRESCRIPTIVE AND LIMITING ON AN INFILL LOT. THE STRATEGIES TOGETHER CREATE A SHORTER STRUCTURE IN HEIGHT THAT IS SLIGHTLY WIDER THAN WHAT IS CODE COMPLIANT, RESULTING IN LESS PERCEIVED BULK AND MASS, AND NO CHANGE TO SHADOW IMPACTS. THE FACADES WILL BE TREATED EVENLY ON ALL SIDES, WITH A LIGHT TONED BRICK CLADDING FOR THE MAJORITY OF THE SURFACES CONSISTENT WITH MANY OF THE OLDER STRUCTURES IN THE IMMEDIATE NEIGHBORHOOD. THE BRICK WILL BE INTERRUPTED BY WINDOW PUNCHES AND BALCONIES FOR TEXTURE AND SCALE, ENHANCING THE FACADE COMPOSITION ON ALL SIDES OF THE STRUCTURE.	CS1.B SUNLIGHT AND NATURAL VENTILATION; CS2.D HEIGHT, BULK AND SCALE; CS3.A.1 FITTING OLD AND NEW TOGETHER; DC2.A MASSING; DC2.B ARCHITECTURAL AND FACADE COMPOSITION; DC2.C SECONDARY ARCHITECTURAL FEATURES; DC2.D SCALE AND TEXTURE; DC4.A.1 EXTERIOR FINISH MATERIALS; CAPITOL HILL SPECIFIC GUIDELINES: CS1.1.3.1 NATURAL SYSTEMS AND SITE FEATURES - TOPOGRAPHY; CS3.1 FITTING OLD AND NEW TOGETHER; DC2.1 FACADES AT SETBACKS AND CORNERS; DC2.3 SECONDARY ARCHITECTURAL FEATURES; DC4.1 EXTERIOR FINISH MATERIALS
2	NORTH SIDE SETBACK TABLE B, SMC 23.45.518.	FOR PORTIONS OF A STRUCTURE: ABOVE 42 FEET IN HEIGHT; 10-FOOT AVERAGE, 7-FOOT MINIMUM	8-FOOT AVERAGE, 20% REDUCTION; 5-FOOT MINIMUM, 28.5% REDUCTION;	NORTH SIDE SETBACK: AVERAGE REDUCED BY 2 FEET; MINIMUM REDUCED BY 2 FEET		
3	SOUTH SIDE SETBACK TABLE B, SMC 23.45.518.	FOR PORTIONS OF A STRUCTURE: ABOVE 42 FEET IN HEIGHT; 10-FOOT AVERAGE, 7-FOOT MINIMUM	7.41-FOOT AVERAGE, 25.9% REDUCTION; 7-FOOT MINIMUM, COMPLIANT	NORTH SIDE SETBACK: AVERAGE REDUCED BY 2.59 FEET; MINIMUM COMPLIANT		
4	REAR SETBACK TABLE B, SMC 23.45.518.	15 FEET FROM A REAR LOT LINE THAT DOES NOT ABUT AN ALLEY	13 FEET MINIMUM; 15 FEET AVERAGE (17 FEET MAXIMUM); 13.3% REDUCTION IN THE MINIMUM, NO REDUCTION IN THE AVERAGE SETBACK	REAR SETBACK: MINIMUM REDUCED BY 2 FEET, AVERAGE COMPLIANT		

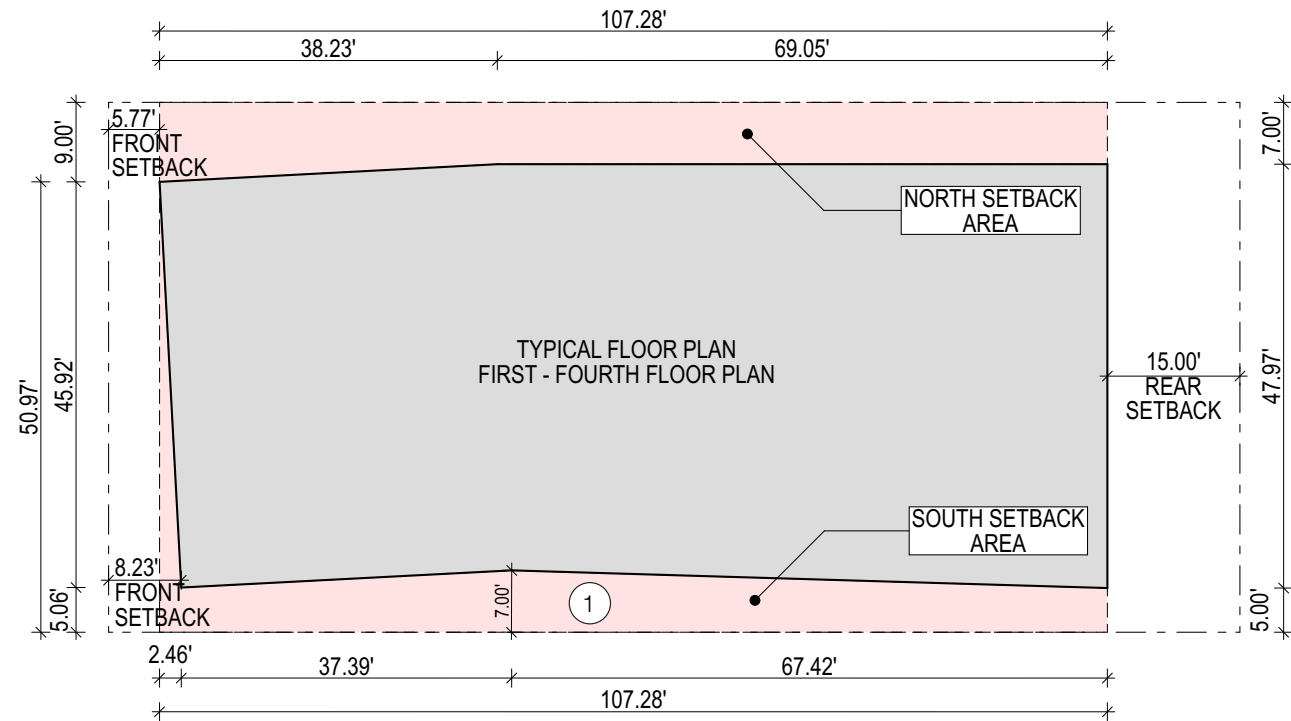


Aerial View Looking NE - Departure Diagram

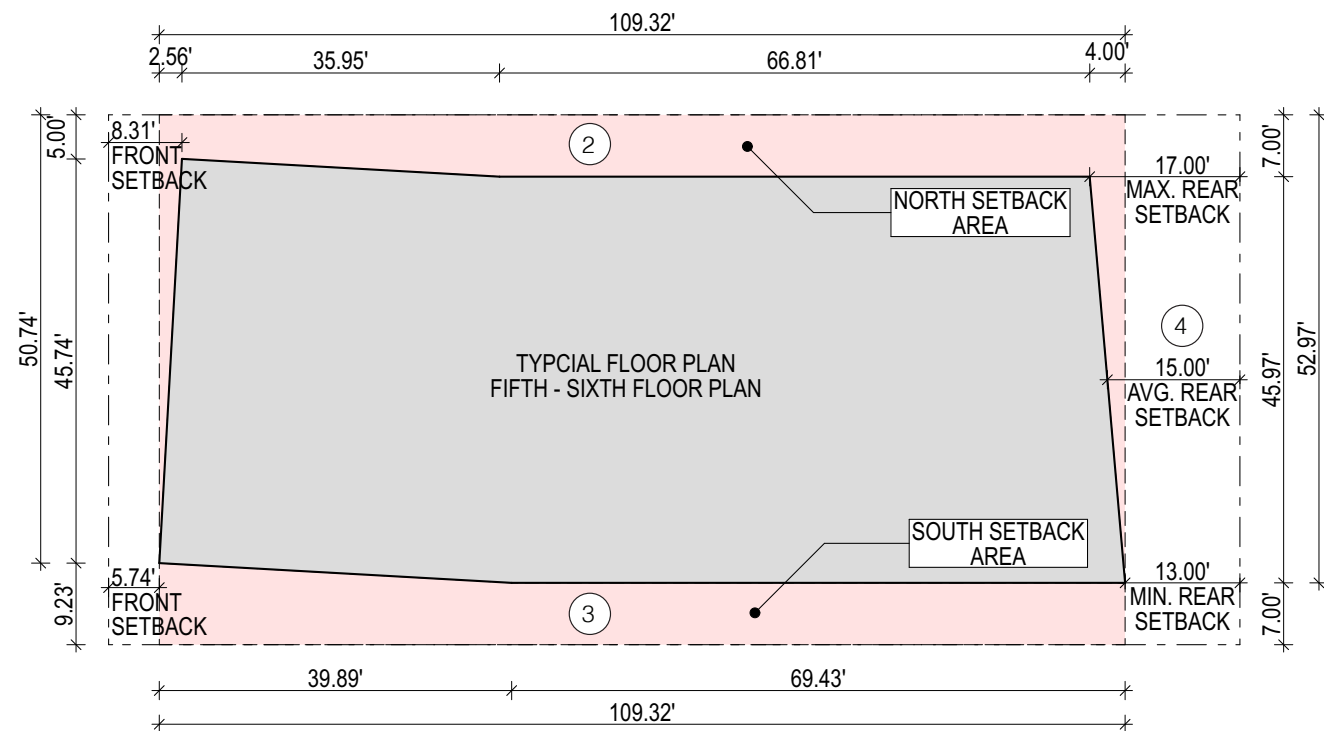


Aerial View Looking SW - Departure Diagram

DEPARTURE PLANS



SETBACK PLAN BELOW 42 FEET



SETBACK PLAN ABOVE 42 FEET

① SOUTH SIDE SETBACK BELOW 42 FEET:

$$\frac{(2.46' \times ((50.97' + 5.06')/2) + (37.39' \times ((5.06' + 7.00')/2) + (67.42' \times ((7.00' + 5.00')/2))}{107.28'}$$

$$\frac{(68.9169) + (225.4617) + (404.52)}{107.28} = \frac{698.8986}{107.28} = 6.51' \text{ AVG. SIDE SETBACK}$$

**< 7 FT AVERAGE
DEPARTURE REQUESTED**

② NORTH SIDE SETBACK ABOVE 42 FEET:

$$\frac{(2.56' \times ((50.74' + 5.00')/2) + (35.95' \times ((7.00' + 5.00')/2) + (66.81' \times 7.00') + (4.00' \times ((52.97' + 7.00')/2))}{109.32'}$$

$$\frac{(71.3472) + (215.7) + (467.67) + (119.94)}{109.32} = \frac{874.6572}{109.32} = 8.00' \text{ AVG. SIDE SETBACK}$$

**< 10 FT AVERAGE
DEPARTURE REQUESTED**

③ SOUTH SIDE SETBACK ABOVE 42 FEET:

$$\frac{(39.89' \times ((9.23' + 7.00')/2) + (69.43' \times 7.00'))}{109.32'}$$

$$\frac{(323.70735) + (486.01)}{109.32} = \frac{809.71735}{109.32} = 7.41' \text{ AVG. SIDE SETBACK}$$

**< 10 FT AVERAGE
DEPARTURE REQUESTED**

④ REAR SETBACK ABOVE 42 FEET:

$$\frac{(45.97' \times ((17.00' + 13.00')/2))}{45.97'}$$

15.00' AVG. REAR SETBACK

13.00' MINIMUM REAR SETBACK
**< 15 FT MINIMUM
 DEPARTURE REQUESTED**

COMPLETED WORK b9 ARCHITECTS



121 12th Avenue East by b9 architects in Capitol Hill



748 11th Avenue East by b9 architects in Capitol Hill



1601 North 45th Street by b9 architects in Wallingford

WORK IN PROGRESS b9 ARCHITECTS



Apartment Building by b9 architects in Yesler Terrace



Mixed-Use Apartment by b9 architects in RooseveltW



Apartment Building by b9 architects in the Central District



Mixed Use Apartment by b9 architects in Eastlake